

# 145 Waterloo Road

Uxbridge • Middlesex • UB8 2FT

Guide Price: £240,000



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This modern one bedroom apartment boasts spacious rooms and light filled interiors throughout enjoying added benefits of a balcony, communal gardens, allocated parking and a bike shed. This spacious apartment is great for First Time Buyer / Downsizers or Investors looking to generate a high yield. Woodgate Court is conveniently located just over 0.5 miles from Uxbridge town centre with it's transport links into London and shopping facilities.

One bedroom apartment

Chain free

Fantastic location

Allocated parking

Private balcony

Communal gardens

108 years remaining

Nearby to local amenities

Closeby to numerous transport links

Easy access to A40 / M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

The property features an open-plan living area with access to a private balcony, stylish kitchen with white gloss units, integrated oven and grill, built in fridge/freezer and space for white goods. There is one double bedroom with a fitted wardrobe and completing the apartment is spacious modern bathroom. The property also benefits an entry phone system, communal hallway with stairs to the first floor and also a long lease.

### **Outside**

The property itself benefits from an allocated parking space along with ample parking on the surrounding roads benefiting Hillingdon residents. Woodgate Court also has the added luxury of well maintained communal gardens allowing for an outdoor space in the summer months. The apartment itself has the added bonus of a private balcony directly joining to the open plan living area, great for entertaining.

### **Location**

Waterloo Road is a popular residential road located approximately half mile away from Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, bus links and tube station offering both the Metropolitan and Piccadilly line services. The property also embraces easy access to Brunel University and Hillingdon Hospital. There are a number of popular schools close by such as St Mary's and Whitehall. The A40/M40 and M4 are a short drive away offering links to London, Heathrow and the Home Counties.



**Schools:**

Whitehall Infant and Junior School 0.3 miles  
St Mary's Catholic Primary School 0.4 miles  
Uxbridge High School 0.7 miles



**Train:**

Uxbridge 0.7 miles  
Hillingdon 2.0 miles  
West Drayton 2.2 miles



**Car:**

M4, A40, M25, M40



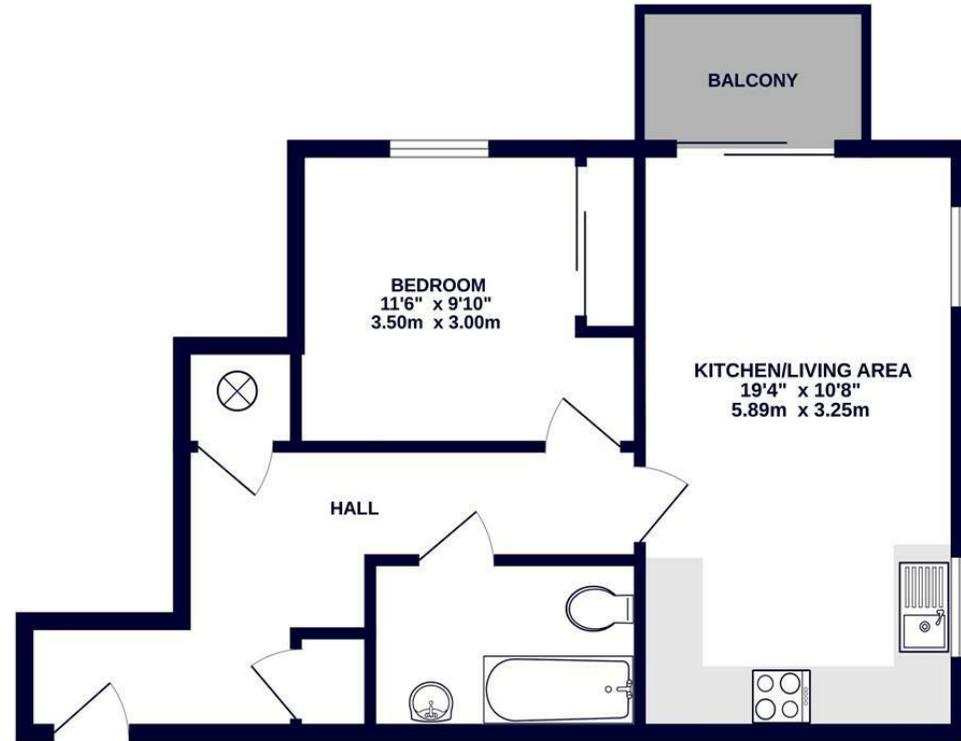
**Council Tax Band:**

C

(Distances are straight line measurements from centre of postcode)



**2ND FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	80	80
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EU Directive 2002/91/EC

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