



### Woodlea Court, Uxbridge, UB8 2LJ

A spacious & well presented "studio plus" warden assisted apartment strictly for people over the age of 55. Located in a security conscious development with attractive communal gardens and off street residents parking. Offered for sale with no onward chain, accommodation comprises entrance hall with fitted storage cupboard, fitted kitchen, living room, separate sleeping area and family bathroom. Additional benefits include electric heating, secondary glazing, security entryphone system, lift to all floors and a welcoming communal social area for residents and their guests. Benefiting from a 85 year lease.

Located just off High Road Cowley so ideal for local shops and public transport with direct routes to Uxbridge Town center and Underground station. West Drayton High Street is also with easy access.

**£84,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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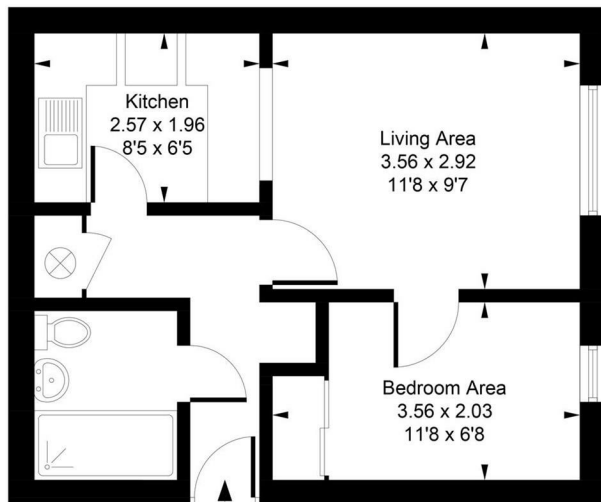
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Approximate Gross Internal Area  
32.60 sq m / 351 sq ft



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>78</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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