

Hercies Road

Hillingdon • Middlesex • UB10 9NA

Guide Price: £289,950



coopers
est 1986

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A modern and stylish one bedroom second floor apartment located within a luxury, sought after development situated just a short walk from Hillingdon tube station. There is a video entryphone system that leads into a communal entrance with lift access to the second floor. Once inside the apartment there is a spacious hallway with two large storage cupboards and doors leading to the generous 20ft living area, 10ft kitchen, 15ft main bedroom and family bathroom. Outside there is residents parking space within a gated car park along with visitors parking and well kept communal gardens.

One bedroom apartment

Second floor

20ft living room

10ft kitchen

15ft bedroom

Modern bathroom

Well maintained throughout

Residents parking

Communal gardens

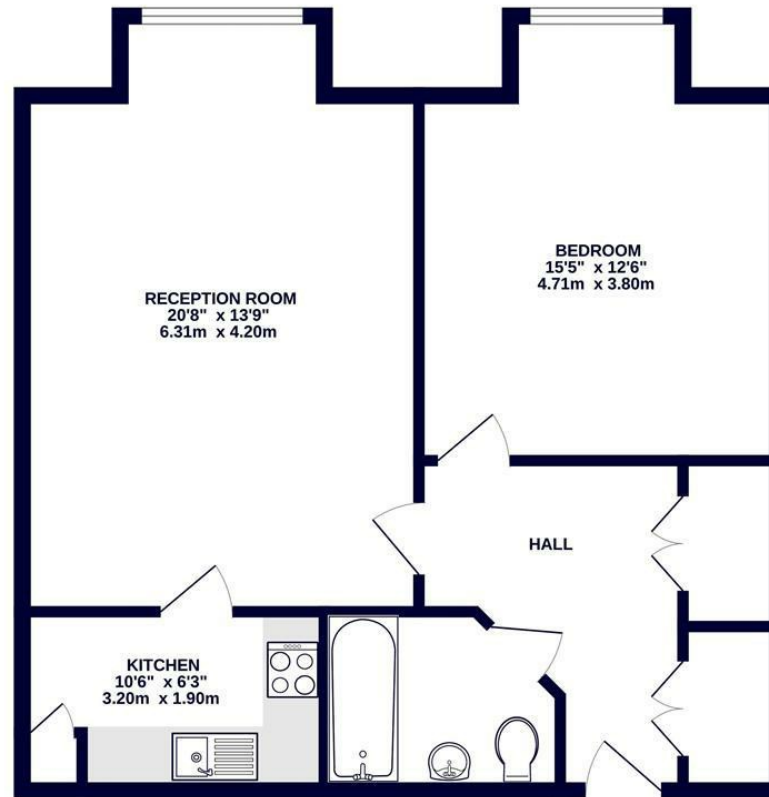
Short walk to Hillingdon tube station

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.





2ND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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
How energy efficient? - lower savings costs			
Very energy efficient - A	Very energy efficient - G	78	78
Energy efficient - B	Energy efficient - F		
Energy efficient - C	Energy efficient - E		
Energy efficient - D	Energy efficient - D		
Energy efficient - E	Energy efficient - C		
Energy efficient - F	Energy efficient - B		
Energy efficient - G	Energy efficient - A		
Not energy efficient - Higher savings costs			
England & Wales		EPC Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.