

# Windsor Street

Uxbridge • Middlesex • UB8 1SB

Guide Price: £250,000



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est 1986

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Nestled in the heart of Uxbridge is this beautiful one bedroom third floor apartment, in fantastic condition throughout. The property boasts a modern interior with a spacious bedroom and an open plan kitchen/living area. Westcombe House is a stunning development in Central Uxbridge just a minute's walk away from Uxbridge Underground Station and the town centre which provides many local amenities, cafe's, bars and shops.

Contemporary third floor apartment

Open plan kitchen/living area

One spacious bedroom

Modern interior throughout

143 year lease

Intercom video entry system

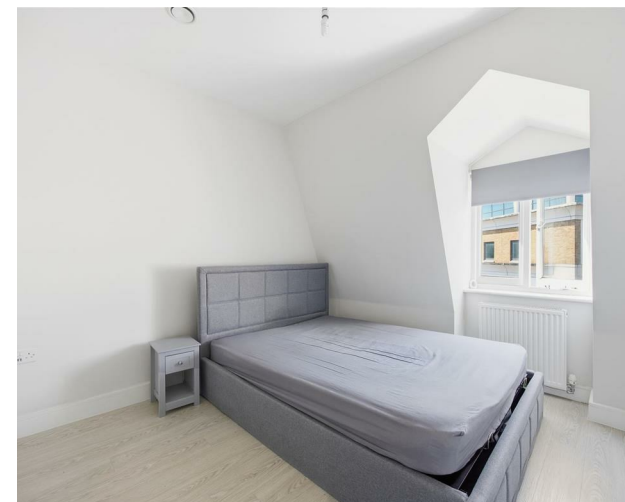
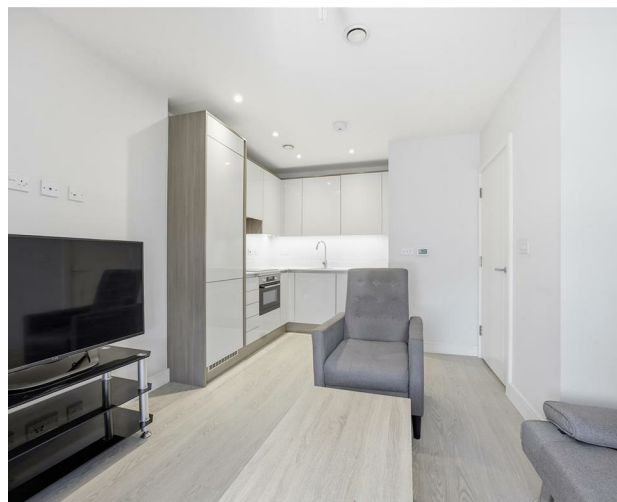
Heart of Uxbridge

Walking distance to numerous amenities

Stone's throw away to transport links

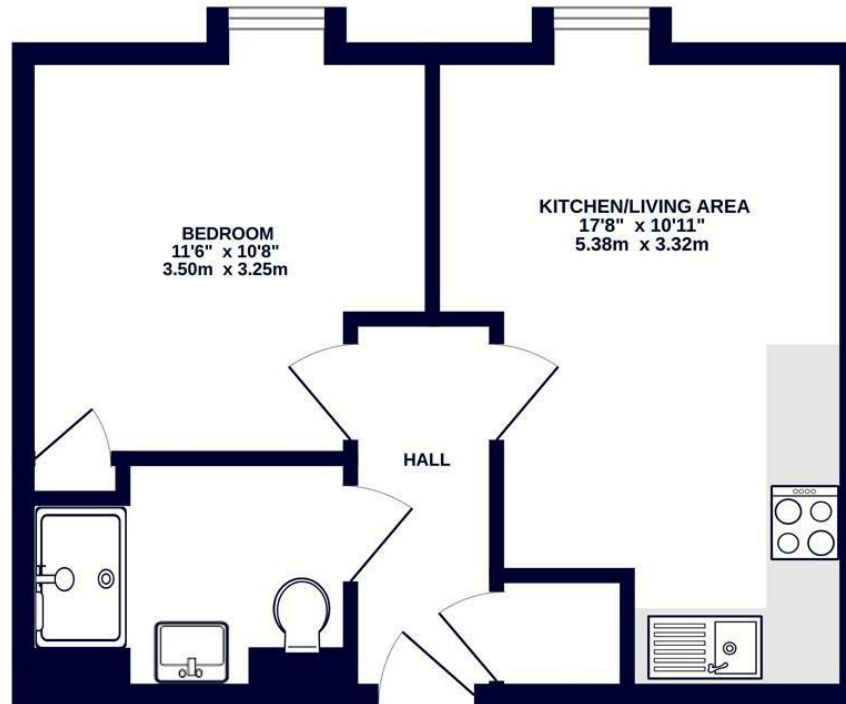
Easy access to highly regarded schools

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.





3RD FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 361 sq.ft. (33.5 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	77	77
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		
Not energy efficient - higher running costs			
England & Wales		EU 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.