

# Blackburn House

Uxbridge • Middlesex • UB10 0YH

Guide Price: £455,000



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Located on the popular St. Andrew's Park, close to Uxbridge Town Centre, is this stunning third floor apartment offering an abundance of space internally and externally with the benefit of two terrace areas. The property welcomes you into a large communal hallway with a lift, stairs and access into the undercroft parking. Inside, you'll find a contemporary open plan kitchen/living room boasting high-quality worktops, fixtures, and fittings. The apartment comprises two double bedrooms, with one featuring an en suite. Finishing the apartment is a well-appointed three-piece bathroom.

St Andrews Park Development

Modern apartment

Third floor

Two bathrooms

Two balconies

Contemporary interiors throughout

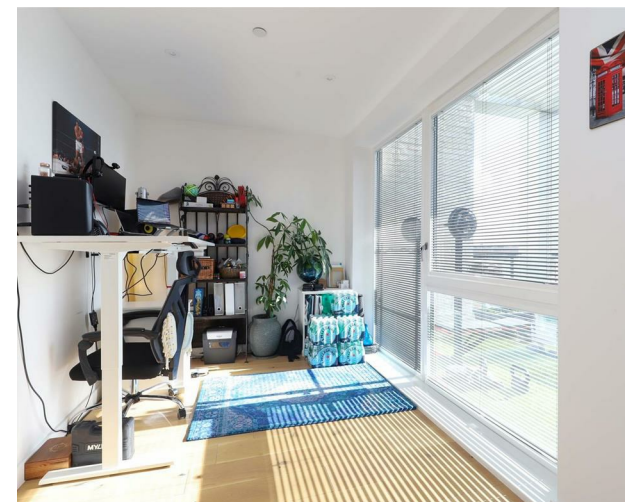
Open plan kitchen living area

Undercroft allocated parking

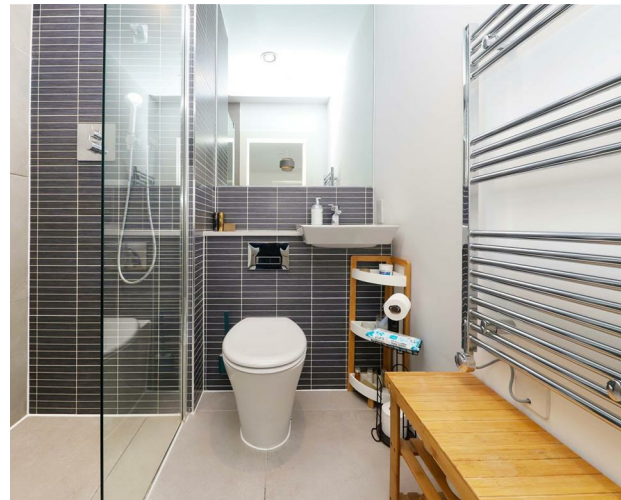
Uxbridge train station within walking distance

Long lease

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

749sq.ft third floor two bedroom apartment in a parkland setting overlooking the 37 acre Dowding Park. The apartment is built to a high specification by St Modwen Homes and boasts contemporary interiors and streamlined spaces featuring high quality worktops, fixtures and fittings.

### Outside

The apartment has two large balcony's, one overlooking Dowding Park. The development has well maintained lawn communal garden areas. There is an allocated undercroft parking bay.

### Location

St Andrew's Park is located within a 10 minute walk from Uxbridge Town centre, providing easy access to an array of shopping facilities including two shopping centres, a bustling High Street with a choice of cafes, bars, restaurants and Uxbridge train and bus station. The area is also served by a number of well-regarded infant, primary and secondary schools and various parks including the 37 acre Dowding Park. Hillingdon Leisure centre is also a short distance from the property.



### Schools:

St Andrew's CofE Primary School 0.2 miles  
 John Locke Academy 0.3 miles  
 ACS Hillingdon International School 0.4 miles



### Train:

Uxbridge Station 0.6 miles  
 Hillingdon Station 1.0 miles  
 Ickenham Station 1.7 miles



### Car:

M4, A40, M25, M40



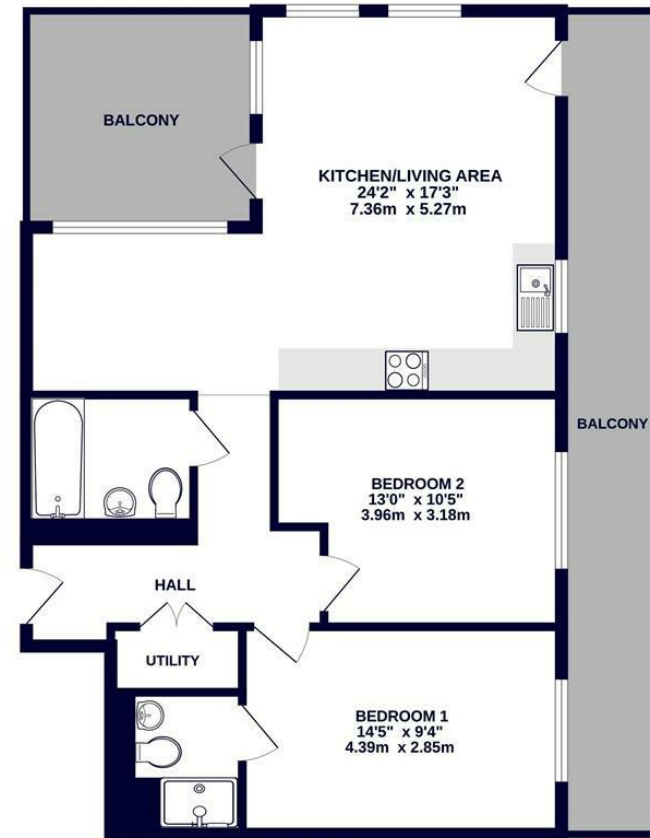
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



3RD FLOOR  
 749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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 misstatement. 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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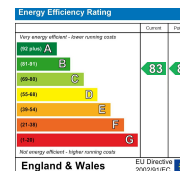
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