

# Kings Mill Way

Denham • Uxbridge • UB9 4BT

Guide Price: £415,000



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A stunning two bedroom, two bathroom apartment situated on the sought after Kings Island waterside development. This larger than average apartment is very well presented and noteworthy features include a open-plan living room/kitchen with bi-fold doors on to a good size terrace, quality bathroom fittings, a high gloss kitchen with appliances, an undercroft parking space and a full-time concierge. Located within walking distance of Uxbridge town centre, Kings Island is a private gated development built by Weston Homes in 2013.

Contemporary apartment

Fourth floor

Smart communal hallway with lift

Good size terrace

Open-plan living

Two double bedrooms

En-suite shower room and second bathroom

985 year lease

Underground allocated parking space

Full time concierge

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.







### Location

Kings Mill Way is conveniently situated just off the Oxford Road, a short walk from Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach, as are Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. The area is served by a number of well-regarded primary and secondary schools including grammar schools in Buckinghamshire.

### Property

A larger than average two bedroom top floor apartment on the popular "Kings Island" development. The accommodation comprises communal hallway with lift and stairs, hall, open-plan living room with dining area and bi-fold doors on to the terrace, contemporary kitchen, large main bedroom with en-suite shower room, second double bedroom and an additional bathroom.

### Outside

Kings Island is a secure gated development with a full time on-site concierge. The apartment has the benefit of a good size terrace accessed off the living room and there is allocated parking for one car in the underground garage.





### Schools:

Hermitage Primary School 0.5 miles  
 St Mary's Catholic Primary School 0.6 miles  
 Vyners School 1.1 miles



### Train:

Uxbridge 0.5 miles  
 Hillingdon 1.5 miles  
 Ickenham 1.9 miles



### Car:

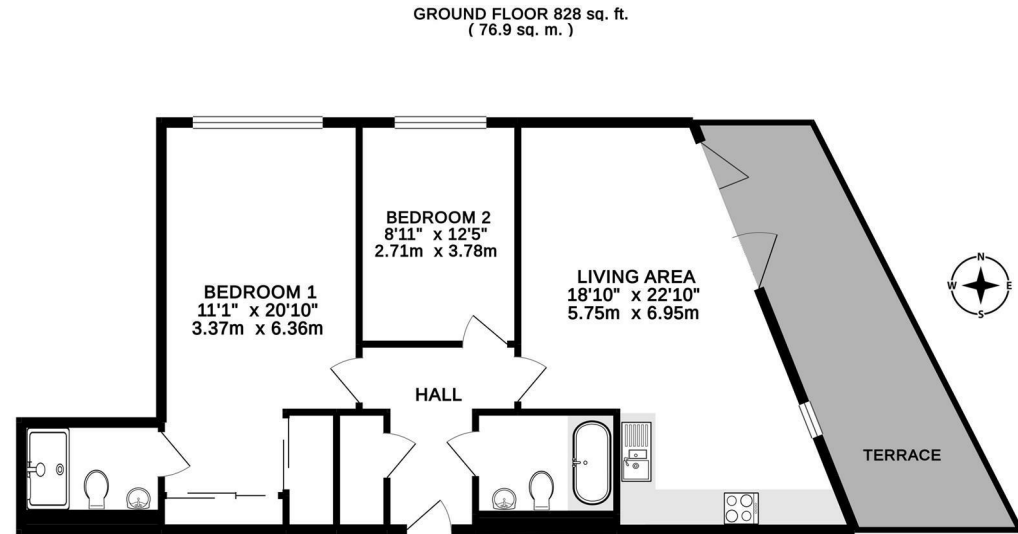
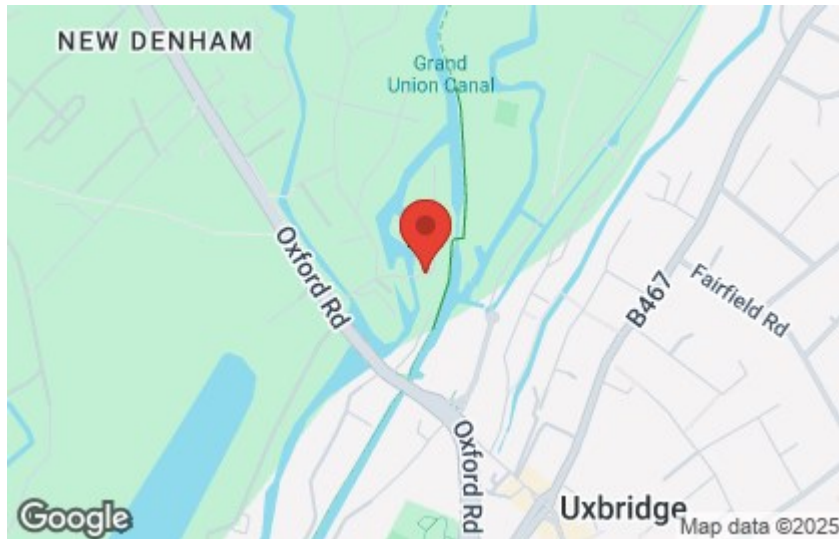
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 828 sq. ft. ( 76.9 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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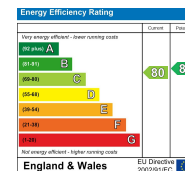
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