Auriol Drive

Hillingdon • Middlesex • UB10 9PP

Guide Price: £110,000



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A one bedroom first floor retirement apartment in Magnolia Court, a quiet development located off Hercies Road, a sought after, tree lined, residential road in North Hillingdon that is just a short walk from shops, bus links and Hillingdon tube station. The property briefly comprises of 20ft living/dining room, 9ft kitchen, 9ft bedroom and a family bathroom. Outside there is off street parking and communal gardens.

One bedroom apartment

First floor

Retirement home (over 60's)

20ft living/ dining room

10ft bedroom

9ft kitchen

New Flooring

Warden controlled

Communal gardens

Leas extension available

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
A well maintained one bedroom first floor over 60s development which benefits from an onsite warden along with an alarm system for emergencies. The property comprises of a 20ft living/dining room, 9ft modern kitchen with appliances including a fridge freezer, washing machine and freestanding oven, 10ft bedroom and modern shower room.

Location
Magnolia Court is a quiet development located on Hercies Road, a sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club, a fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon train station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

Outside
Outside there are communal parking bays, gardens and lounge. In addition there is a laundry room equipped with tumble driers.

Schools:

Oak Farm Infant School 0.5 miles
Glebe Primary School 0.8 miles
St Bernadette Catholic Primary School 0.8 miles

Train:

Hillingdon 0.2 miles
Ickenham 0.8 miles
Uxbridge 1.3 miles

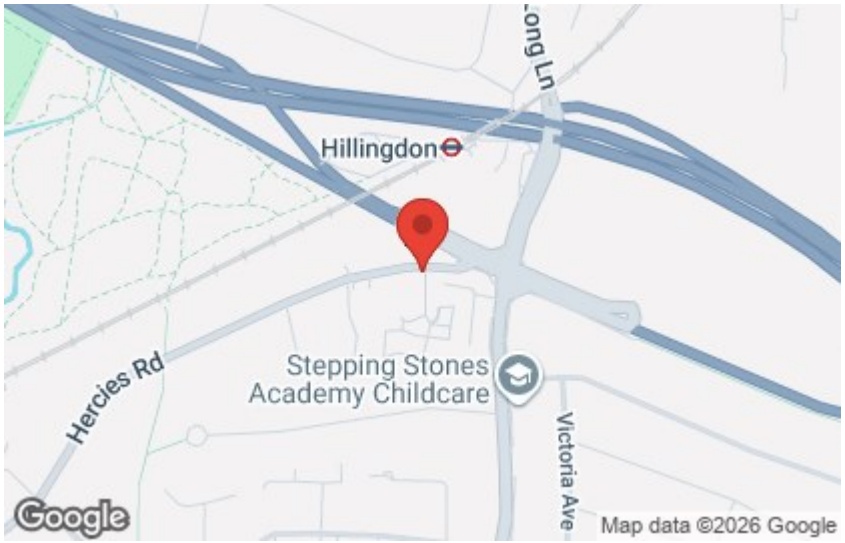
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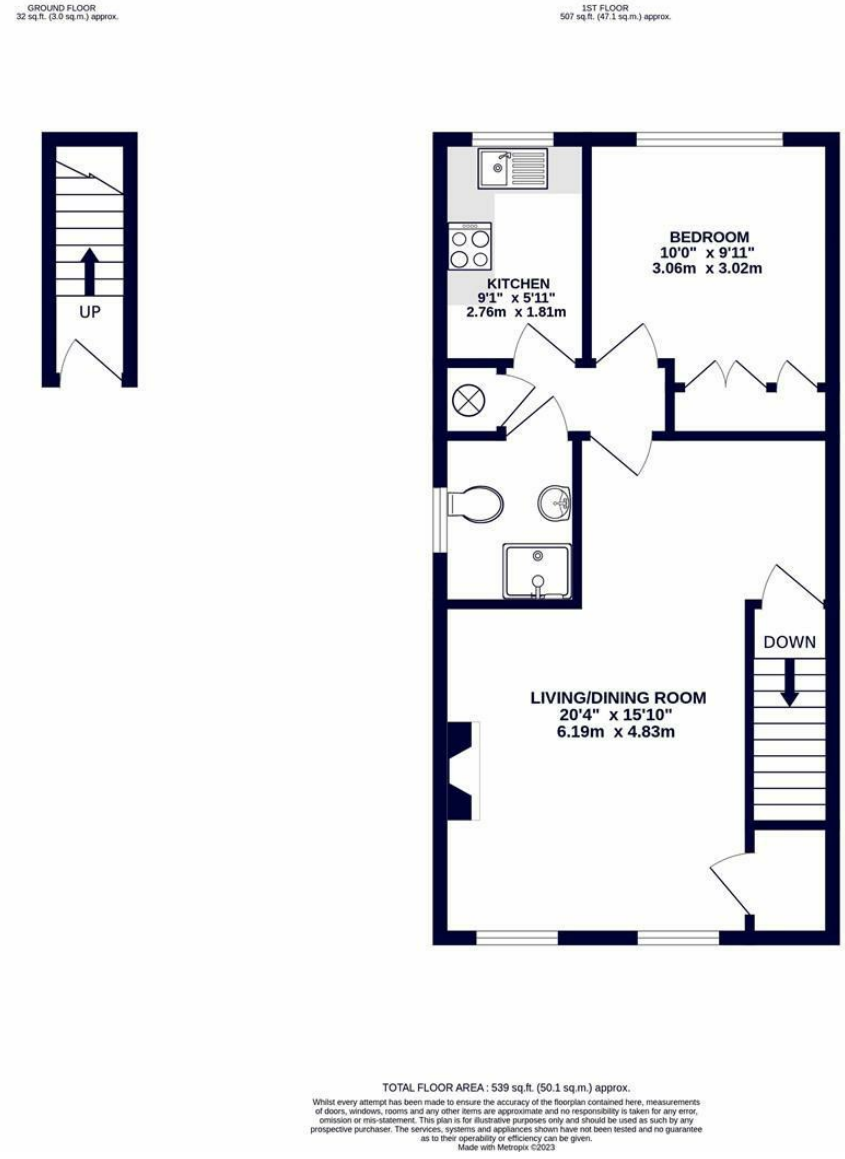
M4, A40, M25, M40

Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)





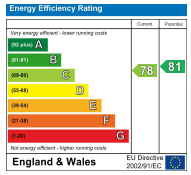
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