

# Riverbank Point

Uxbridge • Middlesex • UB8 1JL

Guide Price: £430,000



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An attractive three bedroom top floor terrace apartment set in Riverbank Point which is a quiet gated development set in a convenient location in North Uxbridge. This particular apartment enjoys one of the largest terraced areas, undercroft parking, fitted kitchen and two bathrooms. The property also offers convenient access to a vast range of local amenities including excellent shopping facilities and a wide array of transport links.

Three bedroom apartment

Large roof terrace

Allocated parking

Gated development

Fitted wardrobes

En-suite bathroom & main bathroom

Entry phone system

Lift

Short walk to Uxbridge Station

No onward chain

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**

Superbly located, Riverbank Point offers effortless access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from the Intu and Pavilions shopping malls, a number of popular restaurants such as, Vibrant bars and Uxbridge Tube Station with it's Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40,M25 and M4 motorways and also close to Heathrow airport and Stockley Park.

### **Property**

A well presented three bedroom, two bathroom apartment located on the top floor of a fantastic gated development. The property comprises: entrance hallway, 18ft lounge with laminate flooring, three double bedrooms, two bathrooms, access to the terrace area via the lounge and all three bedrooms. The property also benefits air conditioning and underfloor heating.

### **Outside**

Undercroft parking for one car and a large terrace area.



### Schools:

Hermitage Primary School 0.4 miles  
 St Mary's Catholic Primary School 0.4 miles  
 Uxbridge High School 1.0 miles



### Train:

Uxbridge 0.3 miles  
 Hillingdon 1.4 miles  
 Ickenham 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 802 sq.ft. (74.5 sq.m.) approx.



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TOTAL FLOOR AREA: 802 sq.ft. (74.5 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 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running 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.