

# Kings Mill Way

Uxbridge • Buckinghamshire • UB9 4BT

Guide Price: £375,000



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Situated on the sought after gated Kings Island Development, this executive apartment has stunning views. Benefiting from two bedrooms, two bathrooms, a spacious living area leading to balcony, fully fitted kitchen with appliances, gas central heating, double glazing, allocated parking, entry phone system and week day concierge service.

Kings Island is located a five minute walk to Uxbridge Town Centre offering access to local amenities including shops, restaurants and cinema. Uxbridge train station is situated close by with the Metropolitan and Piccadilly tube lines and the A40/M40/M25 with its links to London and the Home Counties are a short drive away.

Two bedroom apartment

Modern interior throughout

Open plan kitchen/dining area

Two bathrooms

No onward chain

Lift access

Allocated parking

Gated residential estate

Closeby to Uxbridge Town Centre

Easy access to M25/M40

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.

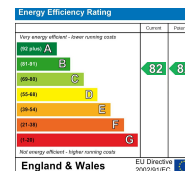






**TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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.