

# Windsor Street

Uxbridge • Middlesex • UB8 1SB

Guide Price: £270,000



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est 1986

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Offered to the market is this stunning one bedroom first floor apartment in fantastic condition throughout. Westcombe House is a beautiful development right in the heart of Uxbridge town centre just a stone's throw away from Uxbridge underground station with the luxury of both the Metropolitan and Piccadilly line services, easy access to the A40 and M25 and nearby to a vast array of local amenities via The Chimes and Pavilions shopping centres.

One bedroom apartment

Fantastic condition throughout

144 year lease

First floor

Intercom entry system

Sizable kitchen / living area

Potential for permit parking

Walking distance to numerous amenities

Stone's throw away to transport links

Easy access to highly regarded schools

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

Upon entering this first floor apartment, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests, the sleek fitted kitchen is both modern and functional with a vast amount of storage and an abundance of worktop space. A spacious double bedroom, providing a peaceful retreat and a modern bathroom completes this home. The property has the added benefit of a video intercom system for added security within the development.

### Outside

The property benefits from a video entry system for added security via the communal entrance. The property can benefit from permit parking upon request in surrounding carpark's at an additional annual cost.

### Location

Westcombe House is situated just off Uxbridge High Street located a short walk from the town centre and its multitude of shops, restaurants and bars. There are several bus services into Heathrow Airport and the surrounding home counties. Uxbridge is served by both Metropolitan and Piccadilly line trains operating into central London and beyond which connect directly with most mainline London terminals. The A40/M40/M25 and M4 are all a short drive away offering access to London, Heathrow Airport and all areas of the country.



### Schools:

Uxbridge Station 0.3 miles  
Hillingdon Station 1.5 miles  
Ickenham Station 2 miles



### Train:

Whitehall Infant School 0.35 miles  
John Locke Academy 0.44 miles  
Uxbridge High School 2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.5 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 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	84	84
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

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.