

Kenley Place

Uxbridge • Middlesex • UB10 0GR
Offers In Excess Of: £400,000



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This magnificent two-bedroom flat features a generous private balcony with impressive views over Dowding Park. The flat boasts a spacious open-plan living room and kitchen, complete with glazed external walls, as well as two spacious double bedrooms, one of which comes with an en suite bathroom. The property is presented in a well-maintained condition throughout, and it is situated in Hurricane House, which was constructed by St Modwen Homes in 2017 as a part of the prestigious St Andrew's Park development, located just a brief stroll away from Uxbridge town centre.

Second floor apartment

Two double bedrooms

244 year lease

Close to Uxbridge town centre

Allocated parking

Kitchen with appliances

Sought after location

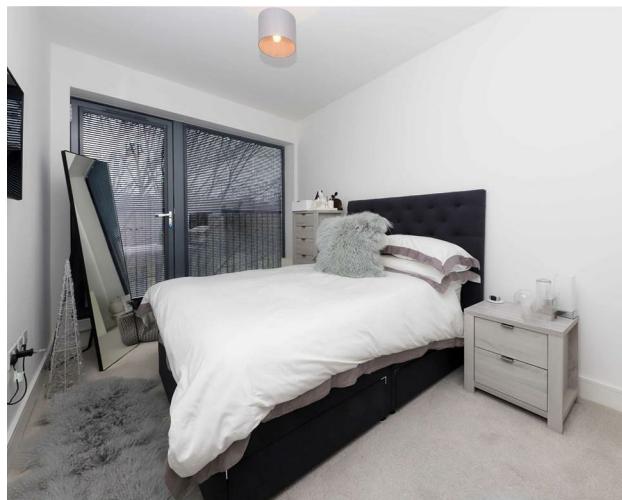
Balcony with view of Dowding Park

Modern bathroom

Ensuite

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.





Situation

St. Andrews Park is within close proximity of Uxbridge Station on the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park.

Description

Hurricane House has security surveillance system upon entry leading to a bright communal hallway with stairs and lift access. Enter via a secure front door leading to the entrance hall, the apartment provides carefully planned accommodation designed by the developers to maximize the use of space. The apartment benefits from a bright and spacious, open-plan living/dining/kitchen which has glazed external walls with access to the large balcony. The high gloss kitchen comes with a built-in stainless steel fan oven, a ceramic hob, an extractor hood and a range of units with soft close doors and drawers. There are two double bedrooms, one ensuite and one family bathroom.

Outside

Access onto a large private balcony area from the living room. Allocated parking for one car and well maintained communal areas.



Schools:

St Andrew's CofE Primary School 0.2 miles
 John Locke Academy 0.3 miles
 ACS Hillingdon International School 0.4 miles



Train:

Uxbridge 0.6 miles
 Hillingdon 1.2 miles
 Ickenham 1.8 miles



Car:

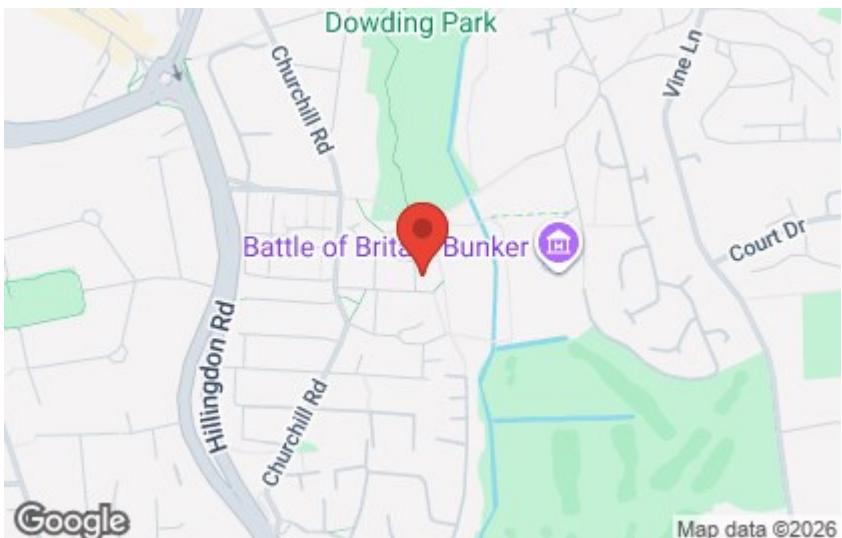
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



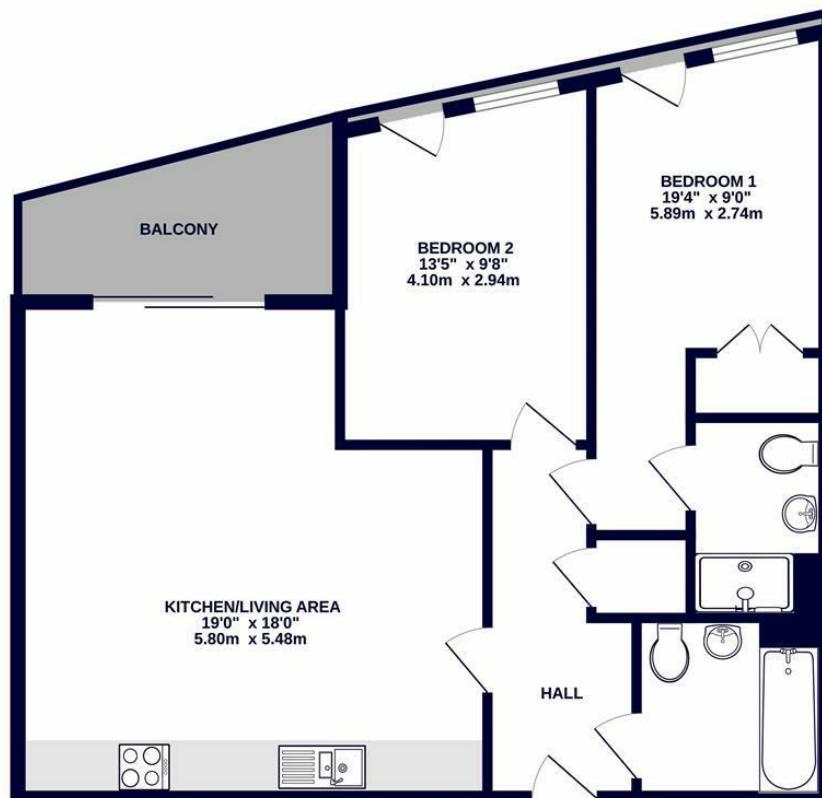
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GROUND FLOOR
 742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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 not guaranteed. It is given for general information only and may not be accurate. The 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
Very energy efficient - lower running costs	
83 (A)	A
83 (A)	B
83 (A)	C
83 (A)	D
83 (A)	E
83 (A)	F
83 (A)	G
All energy efficient - higher running costs	
83 (A)	

EU Directive 2002/91/EC
 England & Wales

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.