

# Auriol Drive

Hillingdon • Middlesex • UB10 9PP

Guide Price: £149,500



coopers  
est 1986

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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

Stair lift

Warden controlled

Communal gardens

Close to local amenities

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



### Car:

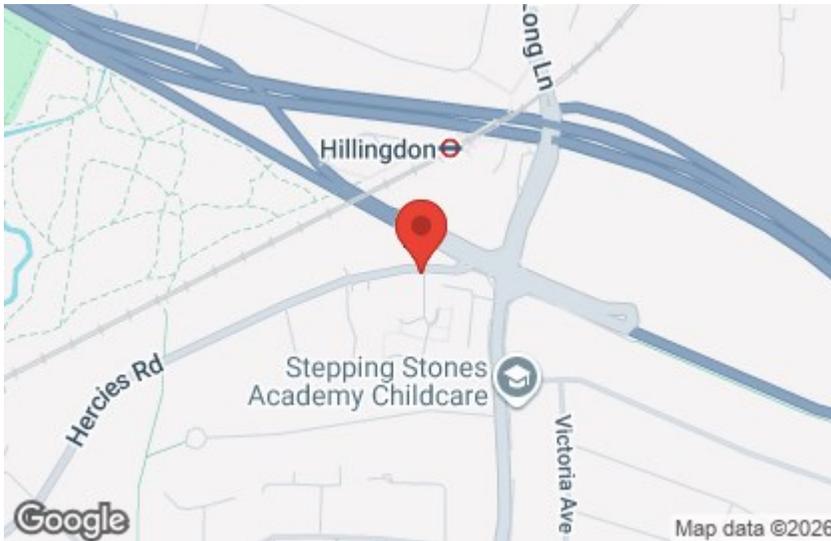
M4, A40, M25, M40



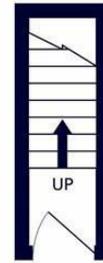
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
32 sq.ft. (3.0 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
		78	81
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.