

Crispin Way

Hillingdon • Middlesex • UB8 3WS

Guide Price: £265,000



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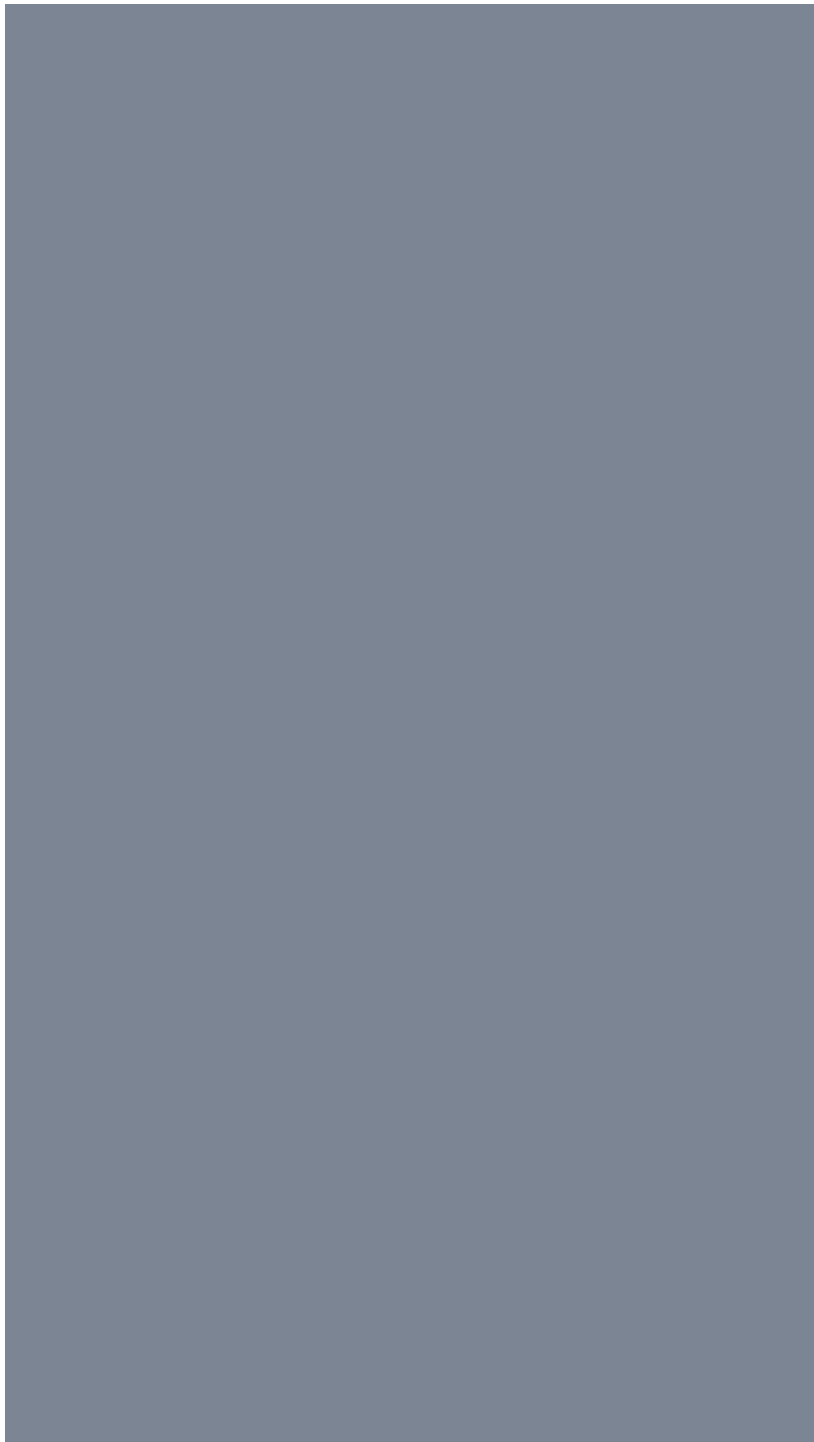
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A first floor, two bedroom apartment offered to the market with no onward chain and generously proportioned rooms throughout. Situated in Crispin Way, a popular residential gated development, that was constructed in 2004, providing easy access to a number of local amenities including Brunel University, Hillingdon Hospital (directly opposite) and Uxbridge town centre. The property comprises 16ft living/dining room, 9ft kitchen, 13ft main bedroom with en-suite, 13ft second bedroom and family bathroom. Outside, the property benefits from allocated parking bays and communal grounds.

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.







Schools:



Train:



Car:

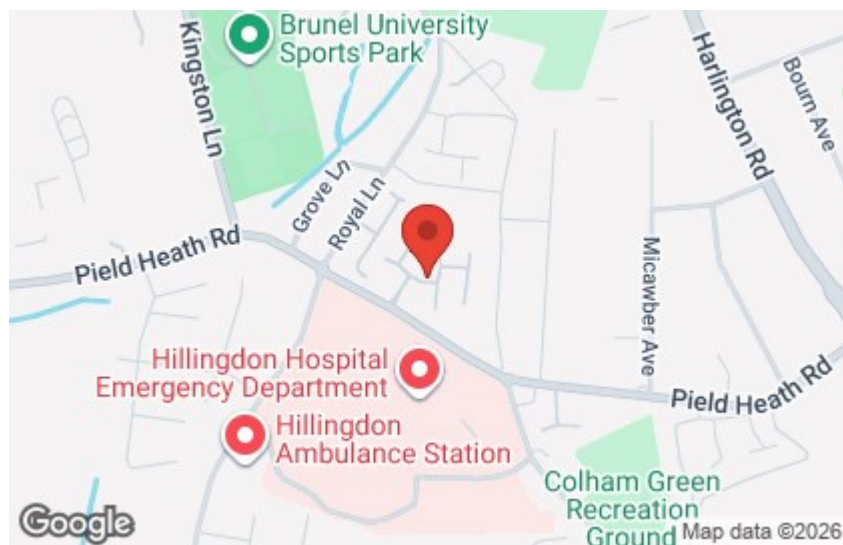
M4, A40, M25, M40



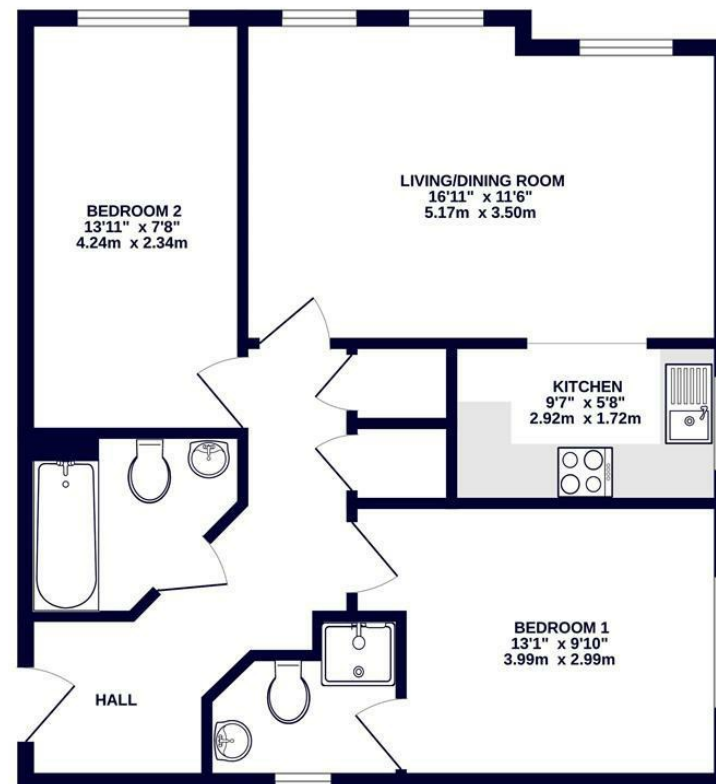
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



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TOTAL FLOOR AREA : 654 sq.ft. (60.7 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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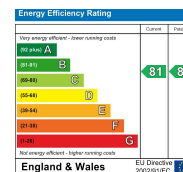
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.