

# Auriol Drive

Hillingdon • Middlesex • UB10 9PP

Guide Price: £145,000



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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, 10ft bedroom and shower room. 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.







### Directions

From leaving our office on Hillingdon Hill, take your first left on Vine lane, continue straight down and Vine Lane merges into Honey Hill and at the bottom turn right onto Hercies Road. Follow Hercies Road down to the end and take your last turning right into Auriol Drive where Magnolia court is situated on your left hand side.

### Situation

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.

### Description

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 fitted oven, 10ft bedroom and modern shower room.

### 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:

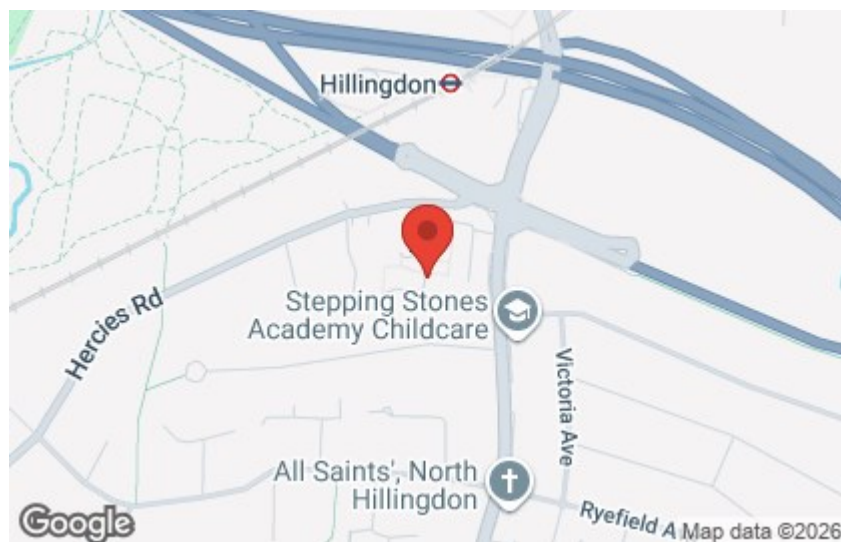
M4, A40, M25, M40



### 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.  
 Made with Metropix i3002

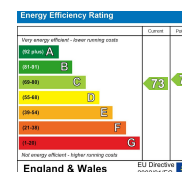
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