

Harlington Road

Hillingdon • Middlesex • UB8 3BL

Guide Price: £130,000



coopers
est 1986

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A first floor studio apartment situated in Sycamore Court on Harlington Road in Hillingdon. Offering easy access to local schools which include Bishopshalt Senior School, St Bernadettes and the outstanding Hillingdon Primary, local shops and bus/road links. Uxbridge town centre with its access to shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away as is Hayes and Harlington train station (Elizabeth Line) with its direct links to the City . The property comprises 13ft studio room with fitted wardrobes, 7ft kitchen and shower room. Outside there is allocated parking and communal gardens.

Studio apartment

First floor

Conveniently located

Great transport links

No onward chain

13ft studio room

7ft kitchen

Family bathroom

Communal gardens

Allocated parking

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.





1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 266 sq.ft. (24.7 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
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.