

# Brand Avenue

Uxbridge • Middlesex • UB10 0FS  
Guide Price: £260,000



coopers  
est 1986

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Nestled in the sought after development of St Andrews Park is this modern one bedroom top floor apartment. The apartment offers a spacious lounge with a modern fitted kitchen providing ample storage space for all your needs. The central location allows a brisk walk into Uxbridge Town Centre with easy access to all its local amenities. Further benefits include a secure entry system, allocated parking and large communal grounds, making it ideal for first time buyers, or investors.

One bedroom apartment

Modern throughout

Spacious bedroom

Open plan kitchen/living area

Top floor

Well-kept communal grounds

Allocated parking

Closeby to various transport links

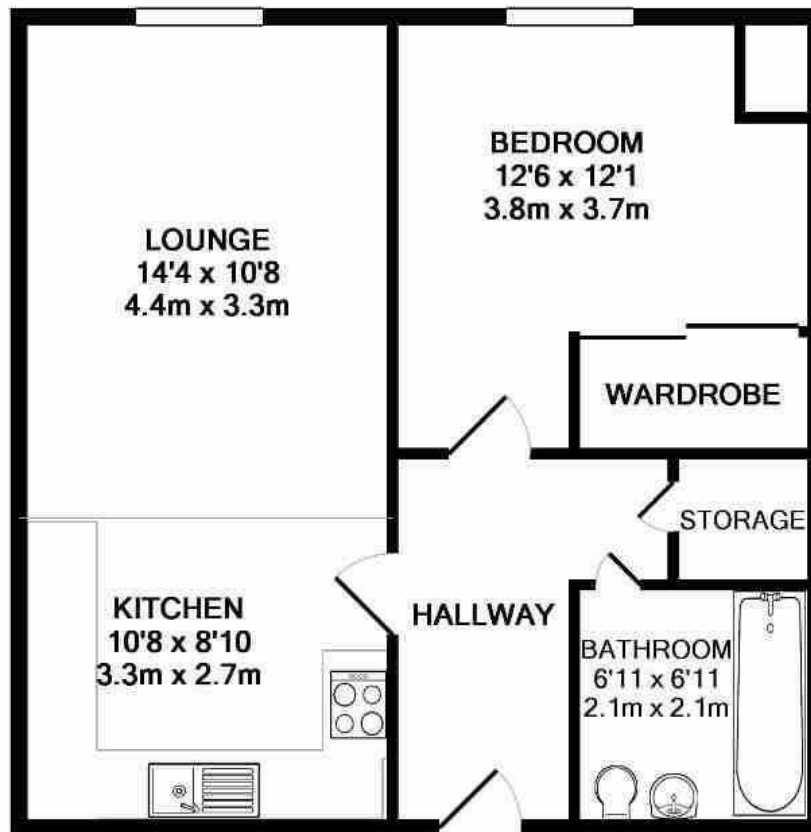
Nearby to Uxbridge Town Centre

Easy access 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.







TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Potential
85	85
<small>Very energy efficient - lower running costs</small> A (92-100)	
<small>Energy efficient - lower running costs</small> B (81-91)	
<small>Decent energy efficiency - lower running costs</small> C (69-80)	
<small>Some energy efficiency - lower running costs</small> D (55-68)	
<small>Not very energy efficient - higher running costs</small> E (41-54)	
<small>Not energy efficient - higher running costs</small> F (21-40)	
<small>Very poor energy efficiency - higher running costs</small> G (1-20)	
<small>England &amp; Wales</small>	

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.