

# Martin Close

Uxbridge • Middlesex • UB10 0SJ

Guide Price: £299,000



coopers  
est 1986

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Two Bedroom ground floor apartment on the St Andrews Park development within easy access to Uxbridge Town Centre, Stockley Business Park and Uxbridge Station. Comprising of two double bedrooms, modern fitted bathroom, separate fitted kitchen, spacious lounge leading to terrace, entry phone system, storage cupboard, gas central heating, double glazing and allocated parking. Nestled on a quiet road between two cul-de-sacs in a sought-after exclusive estate, this a convenient location in the heart of Uxbridge.

Two double bedrooms

Open plan kitchen

Walking distance to Uxbridge town centre

Ground floor

Close to local amenities

Nearby to Brunel University

Allocated parking

Council tax band C

Private terrace

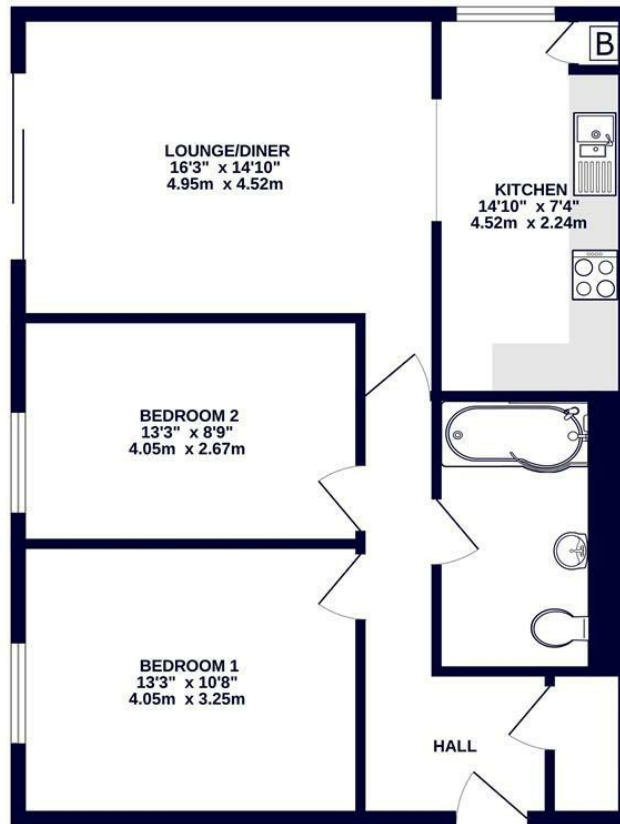
Close to Heathrow Airport

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.





GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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	81	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		03 October 2002/01/10	

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.