

# Uxbridge Road

Hillingdon • Middlesex • UB10 0NT  
Guide Price: £190,000



coopers  
est 1986

# Uxbridge Road

Hillingdon • Middlesex • UB10 0NT

A one bedroom first floor apartment situated within a convenient development on the Uxbridge Road that has been updated and modernised throughout.

The property is accessed via a communal entryphone system with stairs leading to the first floor and communal corridor. Once entering, the one bed apartment comprises a spacious hallway, 10ft kitchen opening into a 14ft lounge, 12ft bedroom and bathroom. The property offers a designated parking space and well maintained communal gardens.

One bedroom apartment

First floor

Communal entryphone

Open plan lounge/kitchen

14" lounge

12" bedroom

Juliette balcony in lounge

Convenient location

Undercover parking

Communal gardens

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.





## Property

A one bedroom first floor apartment situated within a convenient development on the Uxbridge Road that has been updated and modernised throughout. The property is accessed via a communal entryphone system with stairs leading to the first floor and communal corridor. Once entering, the one bed apartment comprises of a spacious hallway, a 10ft kitchen opening into a 14ft lounge, 12ft bedroom and bathroom.

## Location

Connaught Heights is a modern development located just off the Uxbridge Road, Hillingdon offering easy access to bus/road links including the M40 with its links to London and the Home Counties along with Hillingdon hospital, Stockley Park and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

## Outside

The property offers a designated parking space and well maintained communal gardens.



#### Schools:

Hewens Primary School 0.1 miles  
 Hillingdon Primary School 0.5 miles  
 Bishopshalt Senior School 0.8 miles



#### Train:

West Drayton Station 1.8 miles  
 Hillingdon Station 1.8 miles  
 Hayes and Harlington Station 1.9 miles



#### Car:

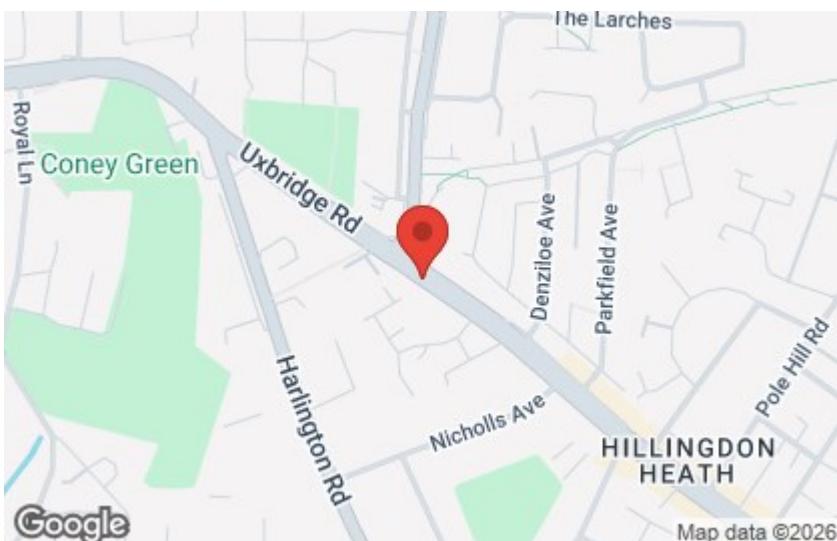
M4, A40, M25, M40



#### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



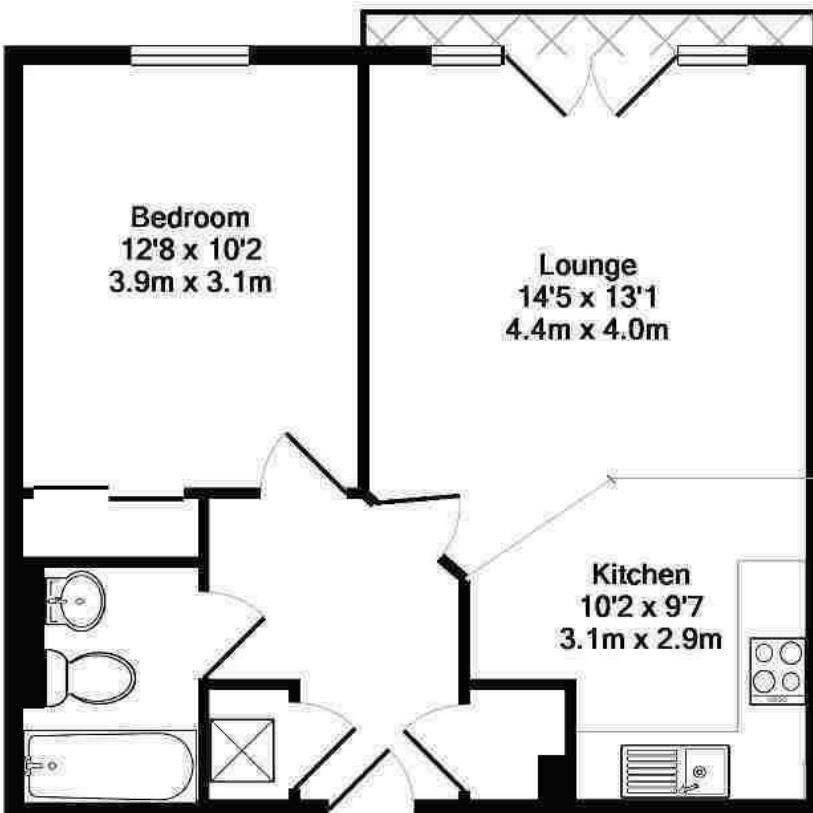
**coopers**  
est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)



TOTAL APPROX. FLOOR AREA 46.7 SQ.M. (502 SQ.FT.)

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 |
| Very energy efficient - lower running costs |         |
| 99-100 A                                    | A       |
| 95-99 B                                     | B       |
| 90-94 C                                     | C       |
| 85-89 D                                     | D       |
| 80-84 E                                     | E       |
| 75-79 F                                     | F       |
| 70-69 G                                     | G       |
| All energy efficient - higher running costs |         |
| EU Directive 2002/91/EC                     |         |

England & Wales

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.