

Sutton Court Road

Hillingdon • Middlesex • UB10 9HR

Guide Price: £295,000



coopers
est 1986

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Oak Point is a stylish contemporary building, architected-designed to maximise its corner setting offering a selection of twenty six, one and two bedroom new build apartments built by Clearview Homes. Situated just off Long Lane, Oak Point offers easy access to Hillingdon tube station, the M4, M40, A40 and M25, numerous shops and sought after schools. This one bedroom first floor apartment measuring 540sq ft. with a wealth of features which include a 11ft master bedroom bedroom, luxury family bathroom, private balcony with direct access from the living room and open plan luxury kitchen with built in appliances, separate utility area and allocated parking space.

One bedroom luxury apartment

First floor

Balcony

11ft master bedroom

22ft living area/kitchen

Family bathroom

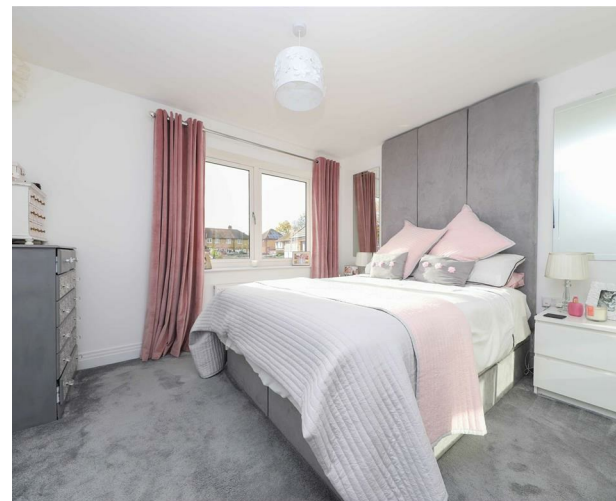
540 sq ft

Allocated parking

Convenient location

Built by Clearview Homes

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 proceed left to the second set of traffic lights and turn left onto Long Lane. Take the fifth turning on your right onto Sutton Court Road.

Situation

Oak Point is situated just off Long Lane with its multitude of facilities close at hand. Hillingdon tube station with its Metropolitan and Piccadilly lines offers direct access to Baker Street in approx. 36 minutes and is less than a mile away with buses from close by. Hillingdon's location just off the A437 means easy access to the M40, M4 and M25 with London Heathrow Airport only six miles away. For everyday convenience, Oak Point excels. Sutton Court Road has a parade of useful shops including a newsagent and pharmacy. There is a library within walking distance, four GP practices and two dentists within about a mile, while Hillingdon Hospital (with A&E) and Uxbridge Town centre with its multitude of bars, restaurants and shopping centres are just over a mile away. There are a number of sought after schools for all ages within walking distance.

Description

Oak Point is a stylish contemporary building, architect-designed to maximise its corner setting offering a selection of twenty six, one and two bedroom new build apartments built by Clearview Homes. This one bedroom apartment measures 540sq ft. with a wealth of features which includes a double bedrooms, luxury bathroom, private balcony with direct access from the living room and open plan kitchen with built in appliances and separate utility area.

Outside

There is an allocated parking space along with private balcony off the lounge.



Schools:

Swakeleys Senior School for Girls 0.2 miles
St Bernadette Catholic Primary School 0.2 miles
Oak Farm Infant and Junior Schools 0.3 miles



Train:

Hillingdon 0.9 miles
Uxbridge 1.3 miles
Ickenham 1.5 miles



Car:

M4, A40, M25, M40



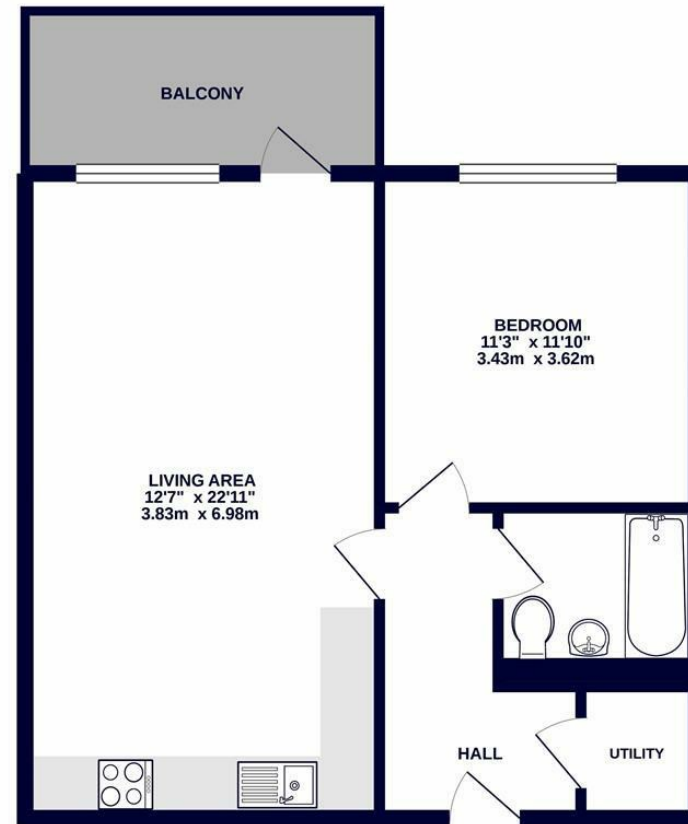
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 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.
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01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		83	83
England & Wales		EPC Directorate 2022/01/18	

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.