

High Street

Uxbridge • Middlesex • UB8 1GJ

Guide Price: £215,000



coopers
est 1986

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Offered to the market is this one bedroom apartment in the ever popular Armstrong House, situated right in the heart of Uxbridge town centre. Closeby to its vast array of shops with the Pavilions and Chimes shopping centres along with its large selection of trendy eateries. Uxbridge town centre also offers numerous transport links with its bus station along with Piccadilly and Metropolitan line tube services. The property boasts no chain and is great for First Time Buyers and Investors alike.

One bedroom apartment

INVESTORS ONLY

Chain free

Great investment opportunity

Good condition throughout

Intercom entry system

Two balconies

Town centre location

Closeby to all local amenities

Stone's throw to Uxbridge tube station

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

Outside

Entering the property via Uxbridge High Street you will feel safe and secure with keypad entry system along with video intercom for visitors. The property itself has the added luxury of a private balcony area offering views over the Chilterns allowing a great space for the summer evenings.

Location

Armstrong House is situated in Uxbridge, footsteps away from the town center and Uxbridge Underground station, offering access to both the Metropolitan and Piccadilly lines. It is conveniently located near Brunel University and both the Pavilions and The Chimes Shopping Center's. Nearby green spaces include Fasnidge Park, ideal for leisure and recreation along with highly regarded primary and secondary schools if needed.



Schools:

St Mary's Catholic Primary School 0.3 miles
Hermitage Primary School 0.4 miles
St Andrew's CofE Primary School 0.4 miles



Train:

Uxbridge 0.1 miles
Hillingdon 1.4 miles
Ickenham 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	7.7	8.4
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - very high running costs	G		

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.