



Kings Mill Way, Denham, Uxbridge, UB9 4BT

- Two bedroom apartment within sought after development
- Two bathrooms providing additional comfort and convenience
- Secure gated development with allocated residents parking
- Impressive 25ft open plan kitchen and living space
- Private balcony and substantial outdoor terrace area
- Waterside setting conveniently located close to Uxbridge

Guide Price £380,000

Description

Situated within the sought after Kings Island development, this well presented two bedroom, two bathroom apartment offers approximately 652 sq. ft. of accommodation, with the added benefit of a private balcony, substantial terrace and allocated parking. Positioned alongside the Grand Union Canal, the property enjoys an attractive waterside setting within easy reach of Uxbridge town centre.

The Accommodation

The accommodation comprises an entrance hallway providing access to two bedrooms, a family bathroom and a separate shower room.

The principal living space is an impressive 25ft open plan kitchen, dining and reception room, offering generous proportions with ample space for both living and dining furniture. The kitchen is fitted with a range of units, integrated cooking appliances and work surfaces.

The apartment benefits from two separate outdoor spaces, comprising a private balcony accessed from the reception room and a substantial terrace, providing additional space to enjoy the property's waterside setting.

The Development

Kings Island is a distinctive gated residential development situated alongside the Grand Union Canal and River Colne. The development occupies the former site of the historic William King Flour Mill and combines contemporary residential buildings with elements of its industrial heritage.

Residents benefit from landscaped communal grounds, concierge facilities and secure parking, with the canal and surrounding waterways forming an integral part of the development's setting.

The Location

Kings Mill Way is conveniently positioned for Uxbridge town centre, which offers an extensive range of shopping, dining and leisure facilities, including The Chimes and The Pavilions shopping centres.

Uxbridge Underground station provides Metropolitan and Piccadilly line services into Central London, while the A40, M40 and M25 offer convenient road connections to London, Heathrow Airport and the surrounding areas.

The Grand Union Canal towpath and nearby Colne Valley provide access to a network of walking and cycling routes, with Denham Country Park and several other green spaces also within easy reach.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: B

Lease term: 985 years remaining
Service charge: £2,610 per annum
Ground rent: £350 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts

