



Kings Mill Way, Denham, Uxbridge, UB9 4BT

- Stunning first floor apartment
- Large private terrace
- Private gated development
- Close to Uxbridge town centre
- Two bathrooms
- Spacious accommodation
- Underground parking
- Concierge service
- Prime location
- Private balcony

Asking Price £400,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This stunning apartment is located in a sought after, exclusive gated development on the outskirts of Uxbridge providing light filled living space, underground parking and a concierge service.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage cupboard, the spacious reception room provides ample living and dining space that has bi-fold doors that open onto a large private terrace and separate private balcony, the kitchen is fitted with a good range of storage units and drawers and has integrated appliances to include, electric oven, fridge freezer, washer dryer and dishwasher, there are ample work surfaces with an inset electric hob with an extractor above and an inset stainless steel sink unit, the master bedroom suite has built in wardrobes and an en-suite shower room, bedroom two is an ideal guest bedroom or study, the main bathroom is accessed from the hallway and is fitted with an enclosed bath with shower over, wash basin and WC.

Outside

The gated entrance to the development benefits from a concierge service and there are stunning communal grounds, this apartment has an underground allocated parking space.

Situation

Kings Island is ideally located within easy reach of Uxbridge town centre which offers multiple shopping facilities, the cinema, local gyms, restaurants and bars and the Metropolitan & Piccadilly line station, for the motorist the A40/M40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: South Bucks

Council Tax Band: C

EPC rating: C

Lease: 985 years remaining

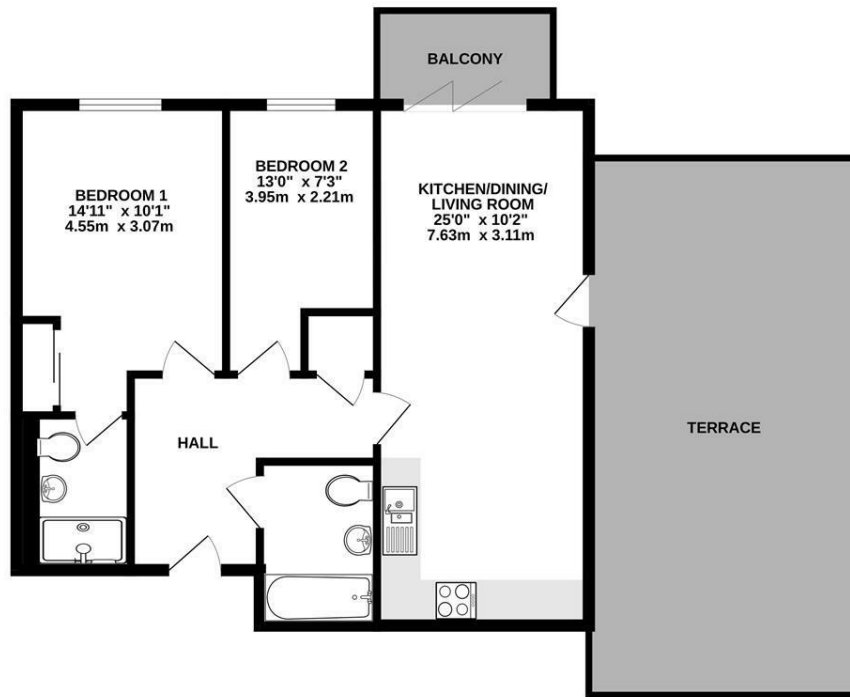
Service Charge: £2,118 approx per annum

Ground Rent: £350 approx per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.

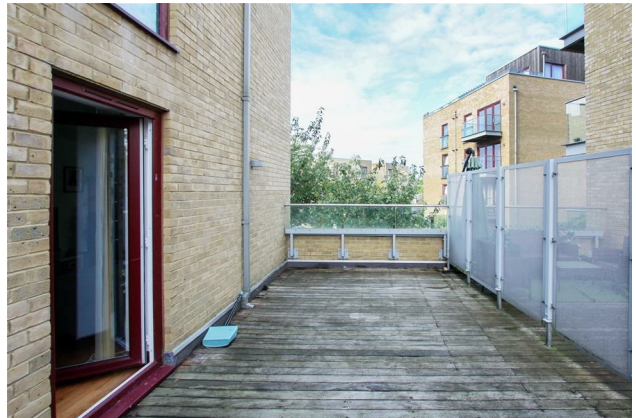


TOTAL FLOOR AREA: 652 sq.ft. (60.5 sq.m.) approx.

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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