

The Larches

Hillingdon • Middlesex • UB10 0DD

Guide Price: £127,500



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est 1986

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A rarely available one bedroom ground floor apartment situated within Leaside Court that was constructed by Trident Retirement Homes and is conveniently located just off Long Lane. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. The property benefits from an entrance hall, 18ft lounge/diner, 8ft kitchen, 11ft bedroom and bathroom. Outside there are communal gardens and communal parking spaces.

One bedroom apartment

Ground floor

Over 55's only

No chain

Close to local amenities

18ft lounge/diner

8ft kitchen

11ft bedroom

Communal gardens

Communal parking

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 our office on Hillingdon Hill, proceed to the second set of traffic lights and turn left onto Long Lane. Take the first right onto The Larches, the entrance to Leaside Court is directly in front of you.

Situation

Leaside Court is a development designed for the over 55's, tucked away just off Long Lane in Hillingdon. The property offers easy access to a number of sought after schools including Oak Farm, Ryefield, Bishopshalt and Swakeleys along with shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

Description

A spacious one bedroom ground floor retirement apartment offered to the market with no onward chain and situated in a well-maintained development close to Long Lane and Uxbridge Road. The property benefits from an entrance hall, 18ft lounge/diner, 8ft kitchen, 11ft bedroom and bathroom.

Outside

The property benefits from both communal gardens and parking.





Schools:

Hillingdon Primary School 0.2 miles
 St Bernadette Catholic Primary School 0.4 miles
 Bishopshalt Senior School 1.1 miles



Train:

Hillingdon station 1.4 miles
 Uxbridge station 1.5 miles
 West Drayton station 1.9 miles



Car:

M4, A40, M25, M40



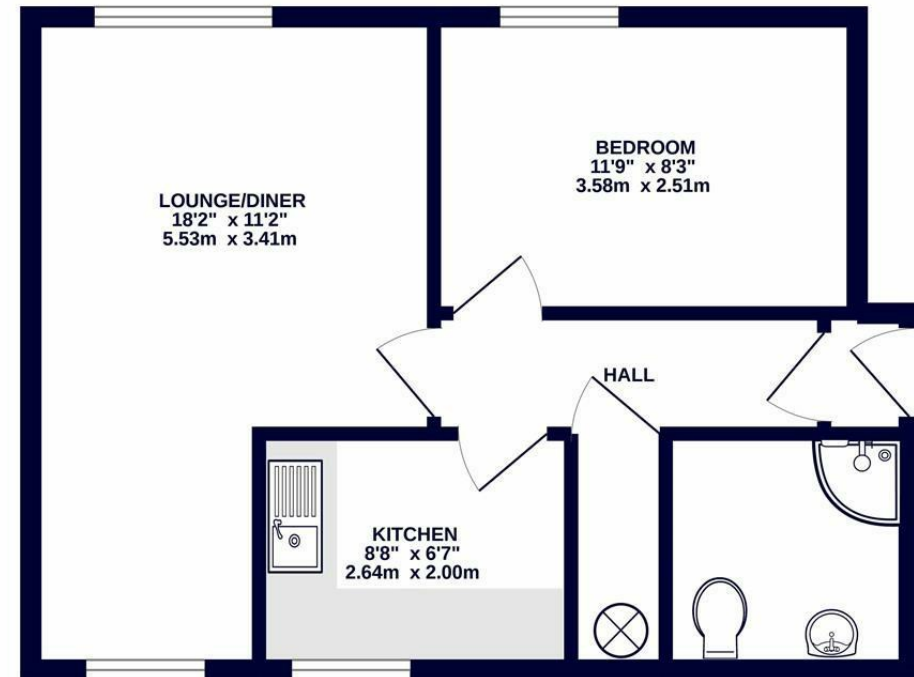
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 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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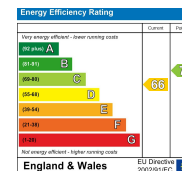
coopers
est 1986

01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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