

The Larches

Hillingdon • Middlesex • UB10 0DD

Guide Price: £155,000



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A well presented two bedroom retirement apartment situated in a sought after development close to Long Lane and Uxbridge Road. Leaside Court is a development designed for the over 55's, tucked away just off Long Lane in Hillingdon close to a number of local amenities and provides great transport links. The property comprises an entrance hall, 18ft reception room, 7ft kitchen, 9ft main bedroom, 8ft bedroom and modern bathroom. Outside there is communal gardens which are mainly laid to lawn and communal parking.

Two bedroom apartment

First floor

Over 55's only

Sought after development

Modernised throughout

18ft reception room

7ft kitchen

9ft main bedroom with fitted wardrobes

Walking distance to local amenities

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.





Property

A two bedroom retirement apartment situated in a well-maintained development close to Long Lane and Uxbridge Road. The property comprises an entrance hall, 18ft reception room, 7ft kitchen, 9ft main bedroom, 8ft bedroom and modern bathroom.

Location

Leaside Court is an exclusive development designed for the over-55s, quietly tucked away just off Long Lane in Hillingdon. It offers convenient access to local shops and excellent transport connections, including bus routes, major road links such as the A40 and M25, and Uxbridge town centre. The town boasts a wide variety of shopping options, including Uxbridge shopping centre, along with an array of restaurants and bars. Hillingdon Underground Station is just over a mile away (serving the Metropolitan and Piccadilly lines) also provides direct access into Central London.

Outside

Outside there is communal gardens which are mainly laid to lawn and communal parking. The development is currently in the process of installing security gates, which are expected to be completed by the end of July 2025, please ask for further information.



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:

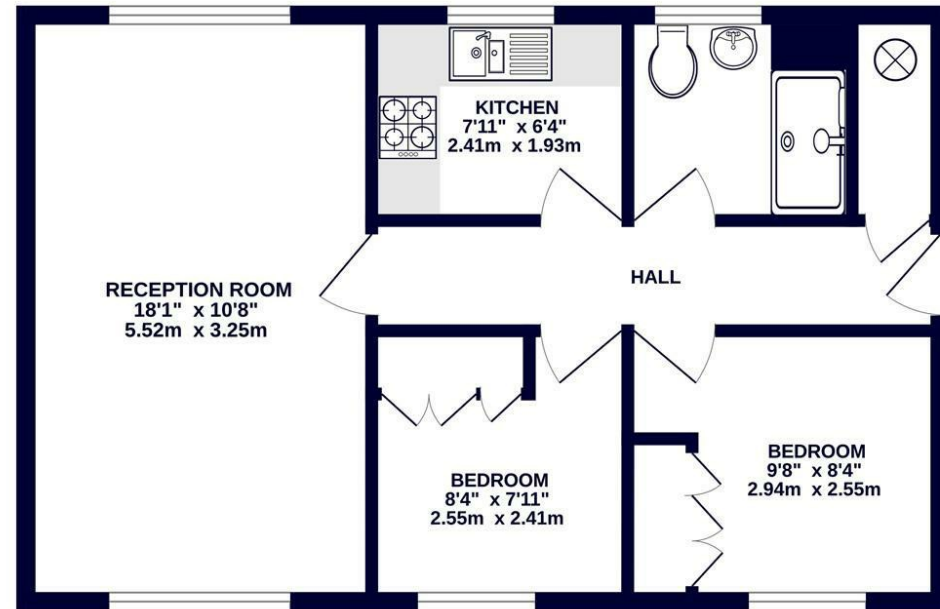
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(Distances are straight line measurements from centre of postcode)



1ST FLOOR

507 sq.ft. (47.1 sq.m.) approx.



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TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
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.