Woodgate Court, Uxbridge UB8 2FT

£340,000 Guide Price
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- Modern fitted kitchen/open plan reception room
- Bathroom
- Two bedrooms
- En-suite shower room
- Ground floor apartment
- Two private garden areas
- Residential parking
- Close to Uxbridge Town Centre
- EPC Rating B
- 629 Sq. Ft. (58.4 Sq. M)

Providing modern living space and benefiting from having French doors off the reception room, this two bedroom, two bathroom modern apartment is positioned in a convenient location close to Uxbridge Town Centre, offering a great opportunity to create a superb home for a first time buyer or buyers looking to downsize.

The accommodation comprises a spacious and open plan modern fitted kitchen/reception room, two bedrooms, bathroom and an en-suite shower room to the master bedroom. Outside, there is residential allocated parking and two private garden areas.

Woodgate Court is situated off Waterloo Road, within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. Also close by is Brunel University, Fassnidge Park, Uxbridge College and the Hillingdon Fitness & Leisure Centre.
Important Notice
We have prepared these property particulars as a general guide to 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, floorplans 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 charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gibbs Gillespie.

Waterloo Road, Uxbridge, UB8 2FT
Total gross internal area = 629 sq ft / 58.4 sq m

Bedroom 1
11’8” (3.56)
X 10’9” (3.28)

Bedroom 2
8’7” (2.62)
X 7’8” (2.34)

Kitchen / Reception Room
20’8” (6.30) max
X 13’9” (4.19) max

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