Two bedroom apartment
• Two bathrooms
• Concierge security
• Exclusive gated development of Kings Island

131 Kings Mill Way, Denham, Uxbridge, UB9 4BT

COMING SOON.....A superb TWO BEDROOM TWO BATHROOM APARTMENT WITH BALCONY, CONCIERGE, LIFT SERVICE AND UNGROUND PARKING. Kings Island is a stunning waterside development situated only minutes from Uxbridge town centre's vast array of shopping and transport facilities.

Asking Price Of £425,000

NO ONWARD CHAIN.
THE DEVELOPMENT

Kings Island is a unique waterside private gated development built around 8 years ago by Weston Homes. The Island has a superb outlook with the River Colne and Grand Union Canal on either side. There is a mixture of high end houses and apartments all served via a concierge.

THE PROPERTY

The apartment is situated on the 3rd floor and has the added benefit of lift service and underground parking. Accommodation comprises communal entrance hall with entry phone security, access to the lift and parking areas. The apartment offers bright and airy living spaces with large windows and a balcony. Accommodation comprises entrance hall, Two bedrooms, Two bathrooms, open plan kitchen and lounge with feature bi-fold doors to the balcony.

LOCATION

Location is key with Kings Island as Uxbridge town centre is only a short distance giving access to the Metropolitan & Piccadilly line station, a vast range of shopping and leisure facilities and the A40/M40 motorway links. Also close by are highly regarded schools in the Uxbridge and South Buckinghamshire catchments.

LEASE DETAILS

The vendor informs us of the following information is correct, please make your own enquiries via your solicitor should you wish to purchase the property.

- Length of lease in approx. 995 years
- Ground rent is £150 p/a
- Service charge is £1500 p/a
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcledix Limited, a limited company incorporated in England and Wales under registration number 10898495.

Second Floor
Approx. 62.5 sq. metres (672.8 sq. feet)

- Lounge/kitchen: 7.68m x 3.14m (25'2" x 10'4")
- Family Bathroom
- Entrance Hall
- En-suite Shower Room
- Master Bedroom: 4.55m (14'11") max x 3.06m (10')
- Bedroom 2: 3.06m x 2.20m (10' x 7'3")
- Balcony

Total area: approx. 62.5 sq. metres (672.8 sq. feet)