



## Woodlea Court, Uxbridge, UB8 2LJ

**CASH BUYERS ONLY!**

Strictly for persons over the age of 55 we offer for sale this modern style 1st floor 1 bedroom apartment set within this exclusive 1980's built, retirement development of similar properties with 24hr emergency support.

You have electric economy 7 night storage heating and double glazed windows.

The property is well placed for a local shopping parade and bus routes. Uxbridge and Yiewsley/West Drayton town centres are within easy access by car or bus.

There is a lift to all floors, laundry room (on the first floor), communal social lounge, well presented communal gardens and residents shared parking. The flat has telecom monitoring system and well planned accommodation boasting an L shaped lounge with dining area, separate modern fitted kitchen, double bedroom and a modern shower room/toilet.

**AVAILABLE WITH IMMEDIATE VACANT POSSESSION!**

**Asking Price £110,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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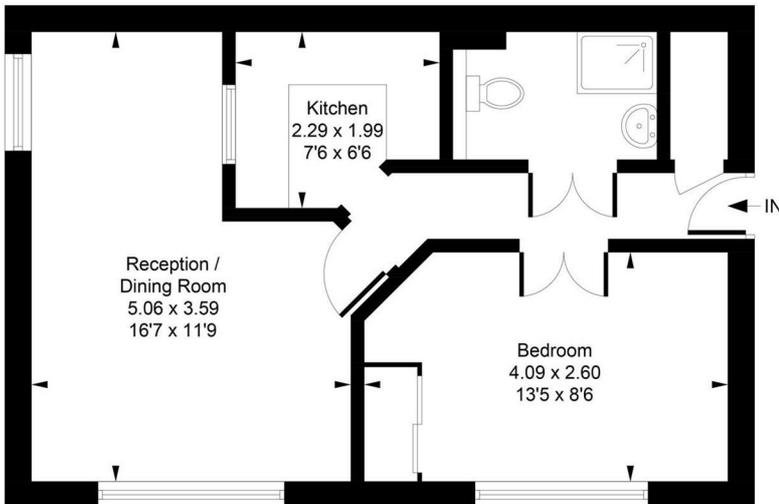
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Approximate Gross Internal Area  
40.18 sq m / 432 sq ft



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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