

### Uxbridge Road, Uxbridge, UB10 0NT

NO UPPER CHAIN for this spacious purpose built 1 bedroom 1st floor flat positioned within the development with no other flat directly above and adjoining flats to only one side of the property (giving you a notion of being semi detached).

The property has recently been redecorated throughout, has electric radiators and double glazed windows, a large lounge, modern fitted kitchen, double bedroom with fitted mirror fronted wardrobes and a modern bathroom. Outside has attractive and lawned communal rear gardens plus a gated covered car park with allocated parking.

Connaught Heights is a modern development located just off the Uxbridge Road, Hillingdon offering easy access to bus/road links including the M40 with its links to London and the Home Counties along with Hillingdon Hospital, Stockley Park, Heathrow Airport. Hayes Town (hayes & harlington station - Paddington 20 minutes), Brunel University and Uxbridge town centre.

**£210,000**

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

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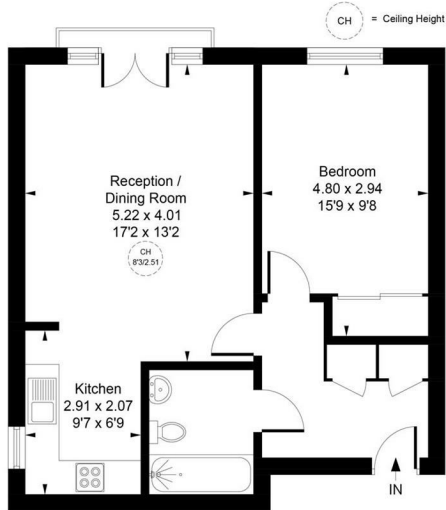


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## Flat 26, Connaught Heights Uxbridge Road, Uxbridge, UB10 0NT

Approximate Gross Internal Area  
52.75 sq m / 568 sq ft



**First 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>67</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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