



**61 Newcourt
Uxbridge, UB8 2LW
Asking Price £150,000**

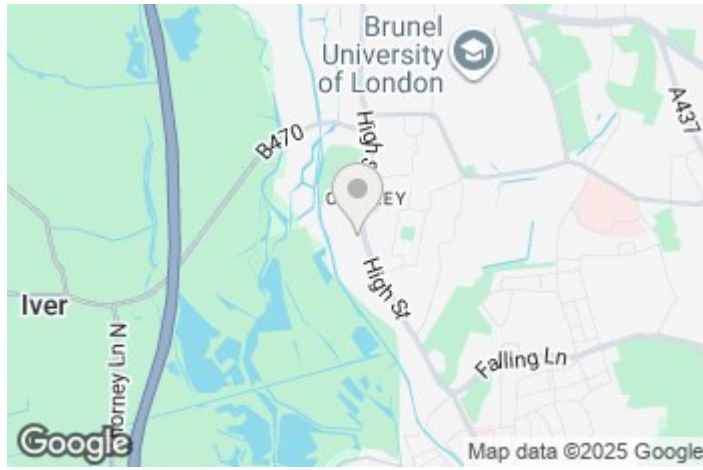
Nestled in the charming area of Newcourt, Uxbridge, this delightful second-floor studio flat offers a perfect blend of modern living and convenience. Upon entering, you will find a well-designed reception room that serves as a versatile space, ideal for both relaxation and entertaining. The modern fitted kitchen is a standout feature, equipped with contemporary appliances that make cooking a pleasure.

The flat boasts a stylish bathroom, designed with modern fixtures to provide a comfortable and refreshing experience. Residents will appreciate the added benefit of parking, ensuring that your vehicle is secure and easily accessible. The communal gardens offer a lovely outdoor space, perfect for enjoying a breath of fresh air or unwinding after a busy day.

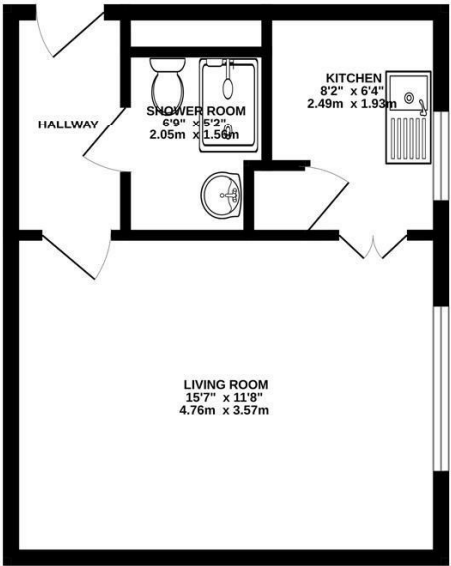
Location is key, and this property does not disappoint. It is conveniently situated close to local bus routes, making commuting a breeze. Additionally, a variety of shops are just a stone's throw away, providing all the essentials you may need.

This studio flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle in a vibrant community. With its modern amenities and prime location, it is sure to attract interest. Do not miss the chance to make this charming flat your new home.

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ENTRANCE FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 310 sq.ft. (28.8 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			