



Woodlea Court, Verona Close UB8 2LJ

OVER 55's ONLY / RETIREMENT APARTMENT: A ground floor studio plus retirement apartment located in this sought after development built in the 1980's and available for sale for those over the age of 55. Boasting its own access to communal grounds the flat benefits from a lift to all floors, laundry room (on the first floor), guest bedroom (bookable in advance) delightful and well maintained communal gardens and residents shared parking. The flat, which has 'Piper Tunstall' telecom monitoring system, has well planned accommodation boasting an entrance hall, good sized living room open plan to the kitchen fitted which is newly fitted with appliances and marble effect roll top surfaces, sleeping area with fitted wardrobe and newly fitted 3Pc bathroom suite.

Accommodation

Ground Floor Studio Plus

Refurbished Throughout

Electric Heating

Modern Newly Fitted
Kitchen

3pc Bathroom Suite

New Flooring

Warden Assisted

EPC Rating D / Leasehold

Ground Floor

Entrance Hall - Water resistant laminate flooring, storage cupboard housing the water cylinder, economy 7 wall mounted heater.

Reception Room - 20' 6" x 9' 8" (6.25m x 2.95m) Water resistant laminate flooring, wall mounted economy 7 heating, rear aspect double glazed double doors leading to well maintained communal gardens and private patio area.

Kitchen - 7' 10" x 6' 6" (2.4m x 2m) Water resistant laminate flooring. Fitted soft closing wall and base units with interchangeable lighting under the wall mounted units, marble effect worktops to include a single drainer sink unit with a mixer tap, cooker point with new electric hob and oven, integrated dishwasher, plumbing for washing machine and textured splashbacks. Double glazed window to aspect

Sleeping Area - 9' 8" x 8' 4" (2.95m x 2.55m) Water resistant laminate flooring, fitted wardrobes with sliding doors and rear aspect double glazed window.

Bathroom - Water resistant marble style vinyl flooring and electric heater. Three-piece bathroom suite to include a panel enclosed bath with mixer tap and shower over, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Exterior

Outside - Well tendered communal gardens.

Tenure - Leasehold: 125 years from 25 December 1986 although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £152.06 per annum / per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: (to be confirmed by Vendors solicitor)

About Uxbridge - Uxbridge is a town in west London and the administrative headquarters of the London Borough of Hillingdon. It is one of the major metropolitan centres identified in the London Plan and has formed part of Greater London since 1965. It is a significant retail and commercial



centre, a cinema, leisure centre, Middlesex cricket ground and an athletics stadium and is the location of Brunel University. The town is close to the boundary with Buckinghamshire, which is locally the River Colne.

Several historical events have taken place in and around the town, including attempted negotiations between King Charles I and the Parliamentary Army during the English Civil War. The public house at the centre of those events, since renamed the Crown & Treaty, still stands. Uxbridge also houses the Battle of Britain Bunker, from where the air defence of the south-east of England was coordinated during the Battle of Britain.

Historically, the name of the town is derived from "Wixan's Bridge", which was sited near the bottom of Oxford Road where a modern road bridge now stands, beside the Swan and Bottle public house.

The wards of Uxbridge North and Uxbridge South are used for the election of councillors to Hillingdon Council and for statistical purposes. The 2011 Census recorded population figures of 12,048 for Uxbridge North and 13,979 for Uxbridge South.



GROUND FLOOR



While 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 and Environmental Impact

