



- Two bedroom Two bathroom
- Three WC's
- 890 SQ FT
- Stylish interiors

Flat 3 Gladiator House, Tangmere Crescent, Uxbridge, UB10 0GN

Offers Over £475,000

This immaculate ground-floor apartment, approximately 900 sq ft, features two double bedrooms and two bathrooms, built to an exceptional standard in the exclusive St Andrews Park development. The apartment boasts allocated parking, high ceilings, feature floor-to-ceiling windows, stylish interiors, and a generously sized private terrace with serene woodland views.



Property Description

LOCATION

Gladiator House boasts a prime location in St Andrews Park, just moments from the vibrant heart of Uxbridge town centre. Here, residents can enjoy a plethora of amenities, including two expansive shopping centres, a variety of restaurants, and lively bars. The area also benefits from the convenience of the Metropolitan/Piccadilly line station. Well-regarded schools, such as John Locke Academy and several reputable secondary schools, are within easy reach. Additionally, the proximity to the A40/M40 and M4/M25 motorway networks enhances the overall accessibility and appeal of Gladiator House.

THE PROPERTY

This immaculate ground-floor apartment, approximately 900 sq ft, features two double bedrooms and two bathrooms, built to an exceptional standard in the exclusive St Andrews Park development. The apartment includes three WCs, a modern fitted kitchen, a master bedroom with an ensuite bathroom, spacious second bedroom, allocated parking, high ceilings, floor-to-ceiling windows, stylish interiors, and a generously sized private terrace with serene woodland views.

OUTSIDE

To the front an allocated parking bay.

DETAILS OF SALE

Council Tax: £1,863.91 per year (Band - D)
 Leasehold - 242 years remaining on the lease.
 Service Charge - Annual service charge is £4108.00
 Ground rent - Annual ground rent is £265.00.
 EPC Rating - B
 No chain





Gladiator House

Approximate Gross Internal Floor Area = 82.6 sq m / 890 sq ft

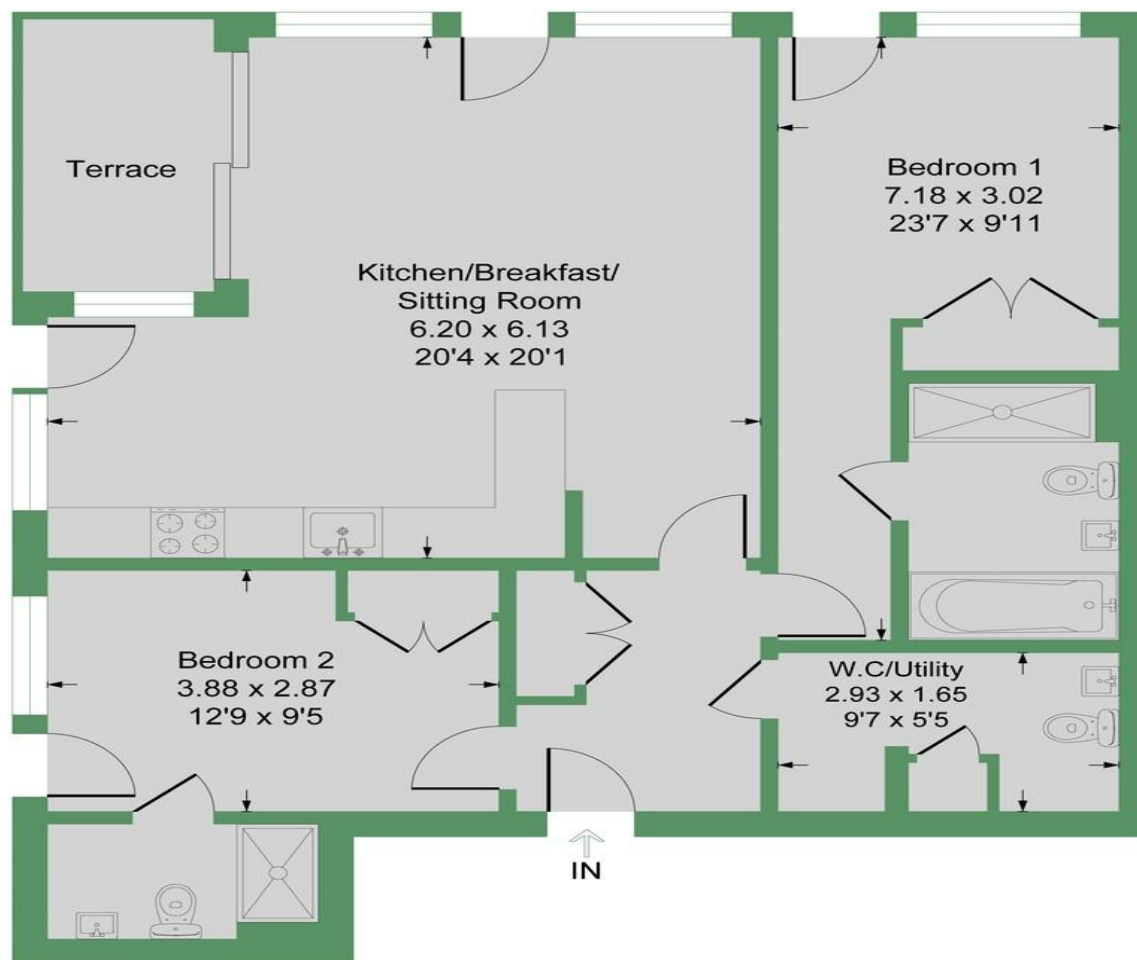


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.