



- TWO Double Bedrooms
- Lift Access
- Spacious Lounge
- Beautifully Landscaped Communal Gardens
- Council Tax Band D
- Seventh Floor
- Close to Town Centre
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Unfurnished

Lakin & Co are delighted to offer this very spacious TWO bedroom apartment with spectacular views along the Colne River.

The property is set within private gated landscaped grounds, which sit beside the Colne River. The grounds are available for residents to use throughout the year.

The private grounds provide protection to a vast variety of birds including Heron, Kingfisher and Swans. It is a lovely place to sit and relax.

The property also boasts its own covered parking space and the flat is wired for super-fast 1GB fibre broadband.

Uxbridge Town centre, with its direct links to London, shopping centres, bars, restaurants and corporate head offices', is a short walk from the apartment.

Its location, the super-fast broadband and spacious living space, make this an ideal property from which to work or to commute from.

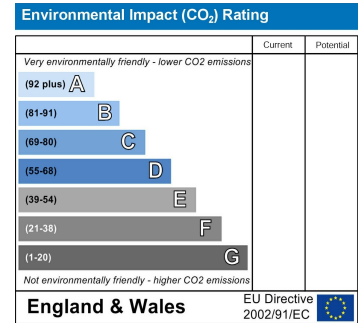
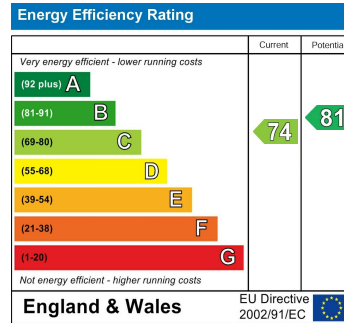
The property would be equally ideal for an investor or professional looking for a modern safe and spacious home in which to live.

The accommodation briefly comprises; entrance hallway with storage space, lounge/diner with dual aspect windows, fitted kitchen, two double bedrooms, both benefiting from built in wardrobes and bathroom suite.

- Super-fast fibre broadband
- Covered private car parking space
- Share of Freehold - Managed by the Leaseholders
- Lease Length: 999 years remaining
- Ground Rent: No Ground Rent
- Service Charge: £2400 PA
- Service Charge Reviewed: January 2023
- Council Tax Band D

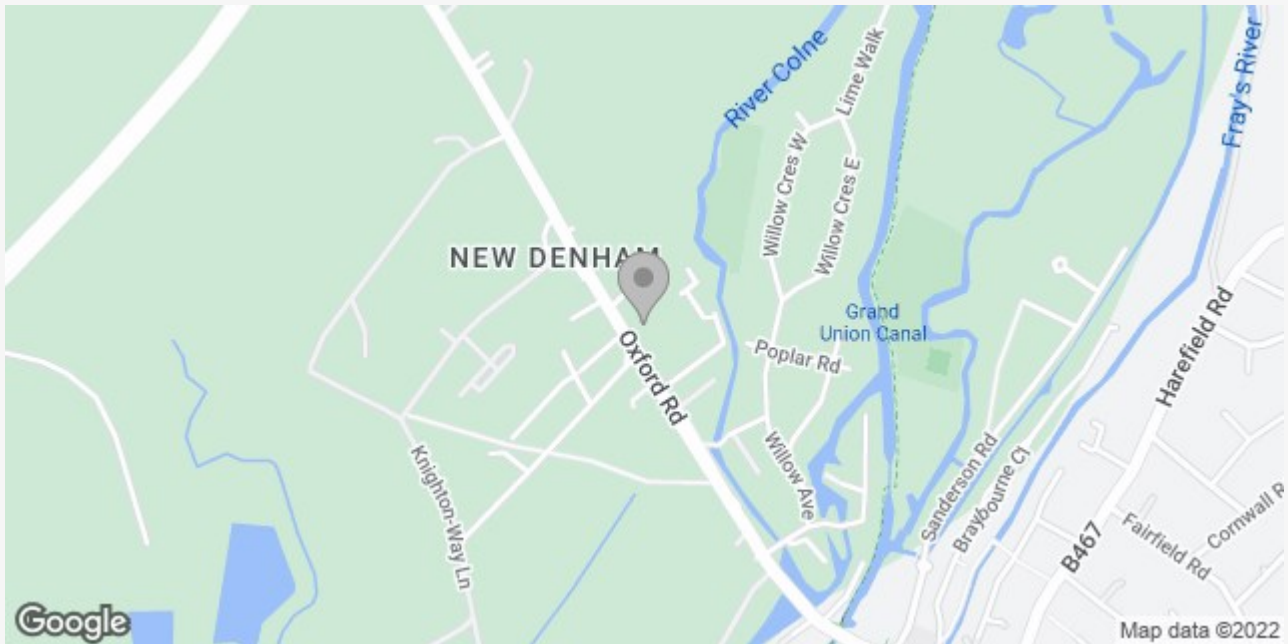
Denham Lodge is located on Oxford Road in Denham which is within a short walk of Uxbridge town centre which offers a wide variety of restaurants, coffee shops, supermarkets and has two large shopping centres. The Metropolitan & Piccadilly Lines provide a service to Central London.

The A40/M40/M25 junctions are located approximately two minute drives away which provide swift access into Central London and Home Counties. Excellent local primary and secondary schools within a short distance namely Hermitage Primary School and Vyners Secondary School.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.