



# WESTON COURT, UXBRIDGE, UB8



ASKING PRICE  
£267,000



# WESTON COURT, 4 BRINDLEY PLACE, UB8

- Modern canalside apartment
- Studio suite
- Fitted kitchen
- Modern bathroom
- Gated development
- Concierge
- Parking
- EPC Rating: B

Modern studio apartment with <b>private balcony</b> on the second floor of this waterside gated development with canal facing aspects. The apartment boasts large studio suite, fitted kitchen and modern bathroom.

Union Park is an exclusive development set in a semi-rural tranquil canal side setting, but will also offer residents convenient access to town centre amenities and EXCELLENT TRANSPORT CONNECTIONS.

With close proximity to plentiful green space, Union Park offers an enviable position of tranquillity, with Little Britain Lake and Packet Boat Marina a short walk away. Additionally, Union Park is well-placed for transport with numerous bus links close by and West Drayton rail station (Crossrail arriving) within easy reach.



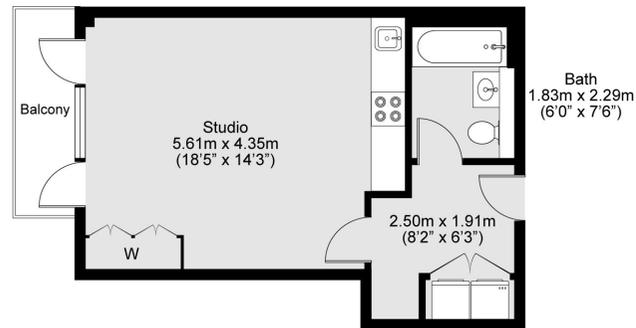
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Approximate gross  
internal area:  
**34.9 SQM /  
376 SQ FT**



Weston Court Brindley Place Uxbridge, UBB 2UF

GROSS INTERNAL AREA  
35.0sqm / 376.7sqft



GROSS INTERNAL AREA(GIA)  
The footprint of the property  
35.0sqm / 376.7sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.88sqm / 9.5sqft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Terrace, Verandah etc.  
3.73 sqm / 40.2sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Tenure: Leasehold, 142 years

Estimated ground rent: £250 p.a.

Estimated service charge: £1640.12 p.a.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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