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& MILLER



Pages Lane, Uxbridge, UB8 1XT  
£300,000

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## Pages Lane, Uxbridge, UB8 1XT

**£300,000**

- Two Bedroom Apartment
- Well Presented Throughout
- Walking Distance to Uxbridge Town Centre
- Allocated Parking
- Walking Distance to Uxbridge Station
- Large Loft Storage Space
- New Lease on Completion
- North Uxbridge Location
- Quiet Sought After Location
- No Upper Chain

## Description

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The apartment boasts two spacious bedrooms, ensuring ample space for rest and privacy. The well-appointed bathroom adds to the overall appeal, catering to your daily needs with ease.

One of the standout features of this property is its prime town centre location, placing you just moments away from a variety of shops, restaurants, and local amenities.

Additionally, the apartment benefits from parking for one vehicle, a valuable asset in this bustling area. With a long lease in place, you can enjoy peace of mind and stability in your new home.

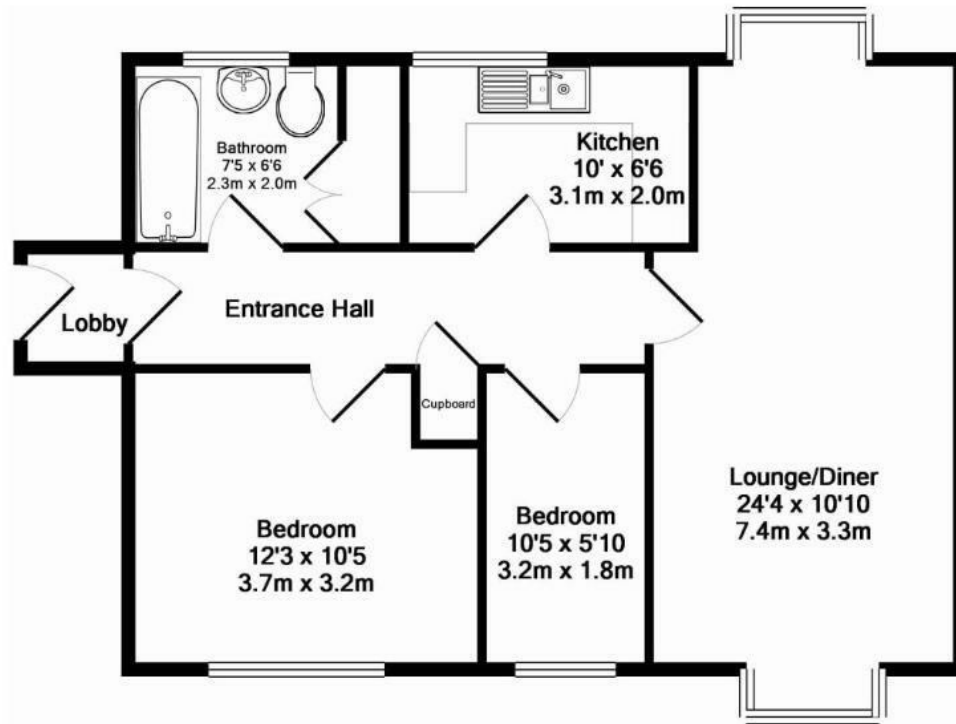
This property is an excellent opportunity for first-time buyers, investors, or those looking to downsize.

## Situation

Pages Lane is a popular development situated on the North side of Uxbridge located within easy walking distance of Uxbridge town centre with its numerous shopping outlets, restaurants and pubs. Close by are well regarded schools and award winning local parks. The area also has excellent transport links including Uxbridge Tube (Met & Piccadilly) station, bus station and access to the M25, M40 and A40.



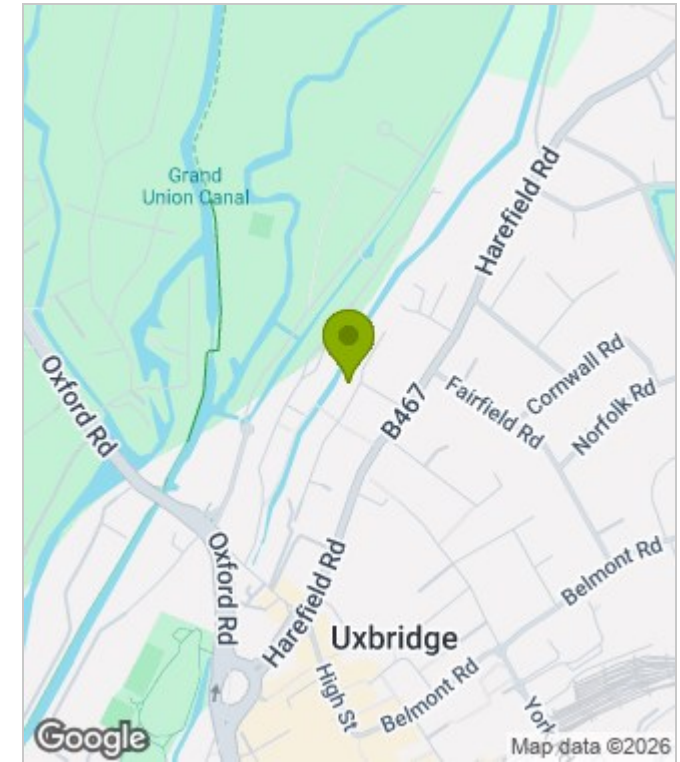
## Floor Plans



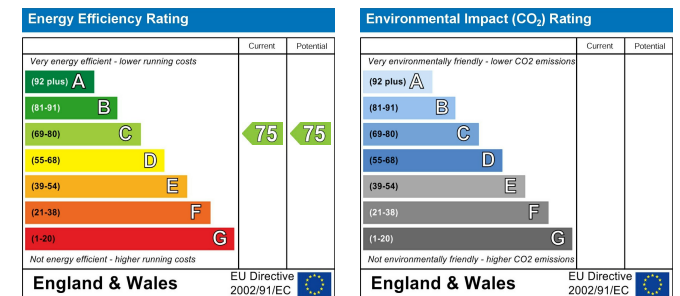
10 PAGES LANE, UXBRIDGE  
TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Area Map



## Energy Performance Graph



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