



Orchard Court The Island UB7 0ES

PERFECT INVESTMENT OPPORTUNITY / FIRST TIME BUY: A one bedroom apartment situated in the sought after location of Longford Village This spacious apartment is convenient for the Bath Road, Heathrow Airport and gives easy access to the M4/M25 motorway networks.

The property features a spacious living area with fitted kitchen, double bedroom with built in cupboard and three piece fitted bathroom with shower mixer taps.

Viewing Highly Recommended.

Other features include electric heating and double glazed windows. Outside is a communal garden and residents parking.

Accommodation

Ground Floor One
Bedroom Apartment

Investment Opportunity /
First Time Buy

No Upper Chain

Sought After Village
Location

Idyllic Island Setting

Fitted 3 Piece Bathroom

EPC Rating D

Ground Floor

Entrance - uPVC front door

Hall - Wood laminate flooring and a radiator

Open Plan Lounge / Kitchen - 18' 8" x 13' 1" (5.7m x 4m) (overall size) Laminate flooring and wall mounted electric heater. Double glazed window to front aspect.

Vinyl flooring fitted wall and base units with worktops to include a stainless steel single drainer sink unit, extractor fan hood, electric oven and hob, fridge and freezer.

Bedroom - 8' 10" x 10' 2" (2.7m x 3.1m) Fitted carpet , radiator and built in storage . Double glazed window to front aspect.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Exterior

Outside - Communal grounds
Residents and visitors parking areas.

About Longford - Longford is a district of the London Borough of Hillingdon, on the north western perimeter of London Heathrow Airport. Longford village is a linear development astride the original Bath Road and as such close to the M25/ M4 motorway networks with the newer Junction 14 of the M25 for Terminal 5 airport roads only. There are several hotels, a McDonalds fast food restaurant and a petrol service station just on the outskirts of the Village and two Public Houses within the Village centre. The area is characterized by an historic village core and similar-sized green buffer zones and much of the land surrounding the village of Longford is within the Metropolitan Green Belt.

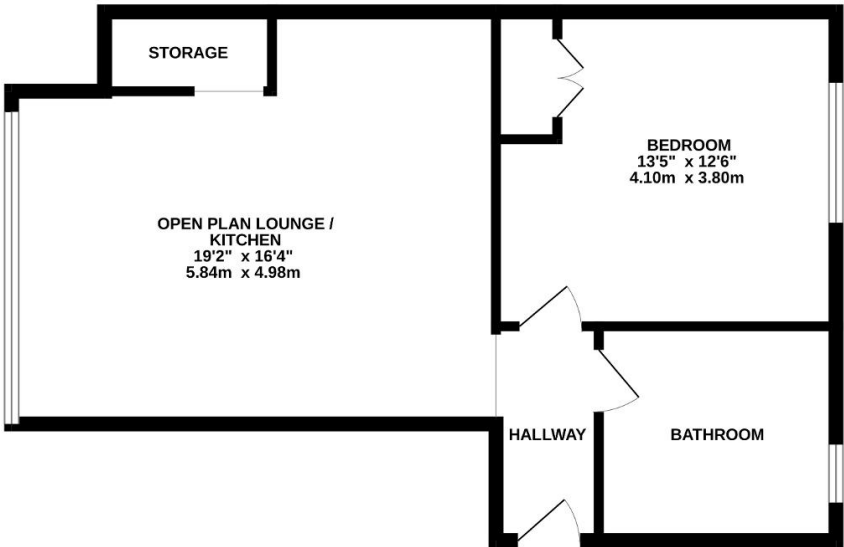
Many of its buildings are included in the Longford Village Conservation Area which includes seven listed buildings. An old building, Yeomans, which has been subdivided into three flats is listed. Other listed buildings include Longford Cottage, Queen River Cottage and adjoining Willow Tree



Cottage and King's Bridge which is the name of the 1834-built main bridge by the very last building at the west end of the (old) Bath Road street, which crosses the nearby siphoned off Longford River, which Charles I had constructed; this feeds Bushy Park and Hampton Court Gardens.

Historically, Longford may be founded on a small Saxon settlement dating from the 5th to 7th century AD.

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.
Whilst 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		