

Studio Apartment

£215,000



## Orchard Court UB7 0ES

**FREEHOLD / RIVER VIEWS:** A large studio flat situated in the sought after location of Longford Village with its two local public houses, petrol station and 24hr McDonalds drive through restaurant. Ideal for Terminal 5 and easy access to London Heathrow Airport. This spacious house is also convenient for the Bath Road and gives easy access to the M4/M25 motorway networks.

The property features a spacious studio area, kitchen, three piece fitted bathroom and river views.

Other features double glazed windows and residents parking.

## Accommodation

Freehold Flat

Large Studio

Double Glazing

Electric Heating

Well Presented

River Views

EPC Rating E / Freehold



## Ground Floor

**Entrance Hall** - Fitted carpet.

**Studio Room** - 19' 1" x 16' 4" (5.84m x 4.98m) Fitted carpet, wall mounted electric heater, fitted wardrobes and double glazed window.

**Kitchen** - 13' 5" x 12' 5" (4.1m x 3.8m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect.

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and splashbacks. Frosted double glazed window.

## Exterior

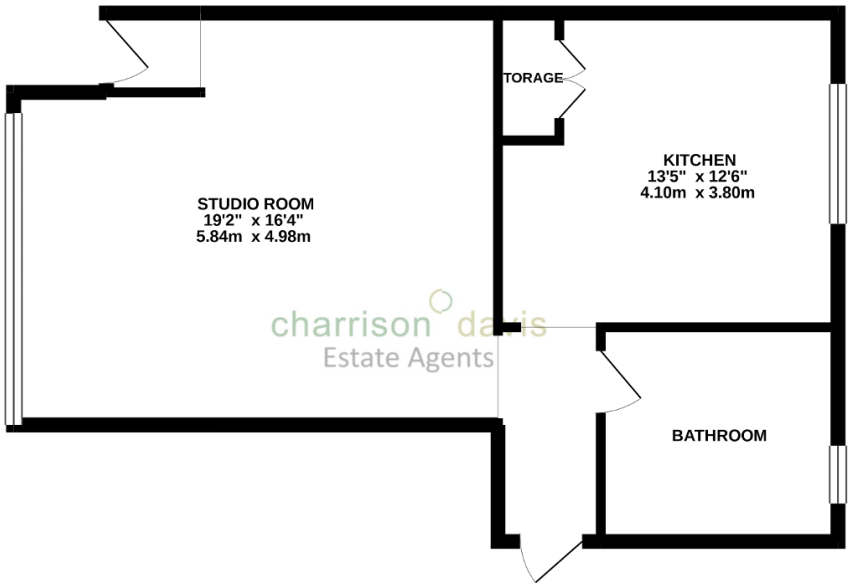
**Tenure** - Freehold.

**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.

**Council Tax** - B



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. The 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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