



Pages Lane, Uxbridge, UB8 1XT  
£310,000

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## Pages Lane, Uxbridge, UB8 1XT

**£310,000**

- Two Bedroom Apartment
- Sleek Fitted Kitchen
- Perfect For First Time Buyers
- Allocated Parking
- Well Presented Throughtout
- Walking Distance to Uxbridge Town Centre
- Close To Highly Regraded Schools
- Great Transport Links

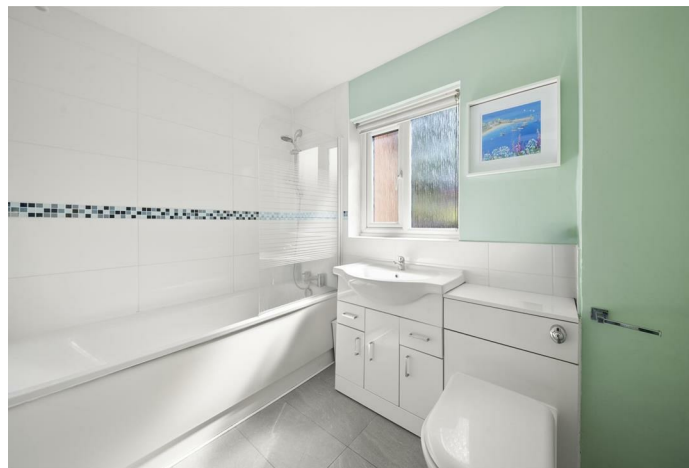
## Description

This charming two-bedroom apartment offers a delightful living experience.

Presented in good condition throughout, the property welcomes you with a spacious hallway that leads to two well proportioned bedrooms, a bathroom, the fitted kitchen is designed for practicality, providing ample space, completing with a bright and airy reception/dining room, which serves as an inviting space for entertaining.

## Situation

Pages Lane situated just moments from Uxbridge Town Centre the property allows you to enjoy a lifestyle of ultimate convenience. Amenities include the Intu and Pavillions shopping malls, a number of popular restaurants , bars, Odeon cinema and a selection of gym and leisure clubs. For the commuters Uxbridge Tube station offers a Metropolitan and Piccadilly line gives several links to Central London and the surrounding areas. Highly regarded schools include Hermitage Primary school and Uxbridge High secondary school.





## Floor Plans

Approximate Area = 623 sq ft / 57.9 sq m

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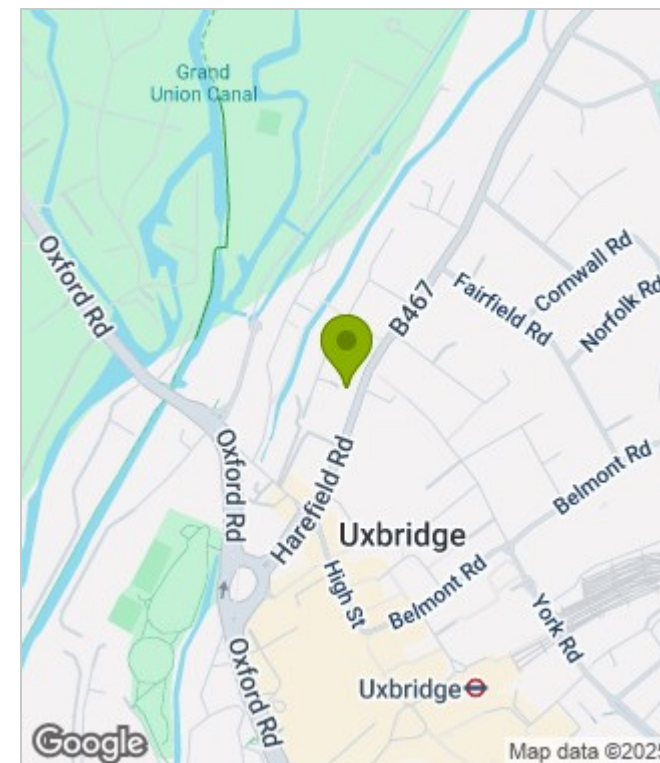
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.


**ALLDAY & MILLER**  
estate agents

## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		74	79
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 			

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