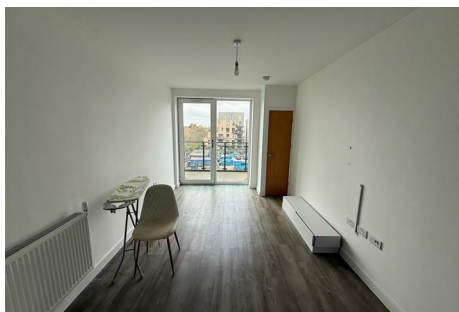




# Parkfields

Estates



## Gilding Way , Southall, UB2 4GU

Welcome to this spacious one-bedroom purpose-built apartment located on Gilding Way in Southall. This delightful property offers a comfortable living space, perfect for individuals or couples seeking a modern home.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The apartment features a generously sized bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, designed for both functionality and comfort.

One of the standout features of this apartment is the lovely balcony, which offers serene views, allowing you to enjoy the outdoors from the comfort of your own home. The property also benefits from a lift, making it easily accessible for all residents.

The communal gardens provide a pleasant outdoor space for residents to enjoy, perfect for a leisurely stroll or a moment of tranquility. Additionally, this property is offered with no onward chain, making the buying

**Offers In The Region Of £260,000**

# Carter Court Gilding Way

, Southall, UB2 4GU



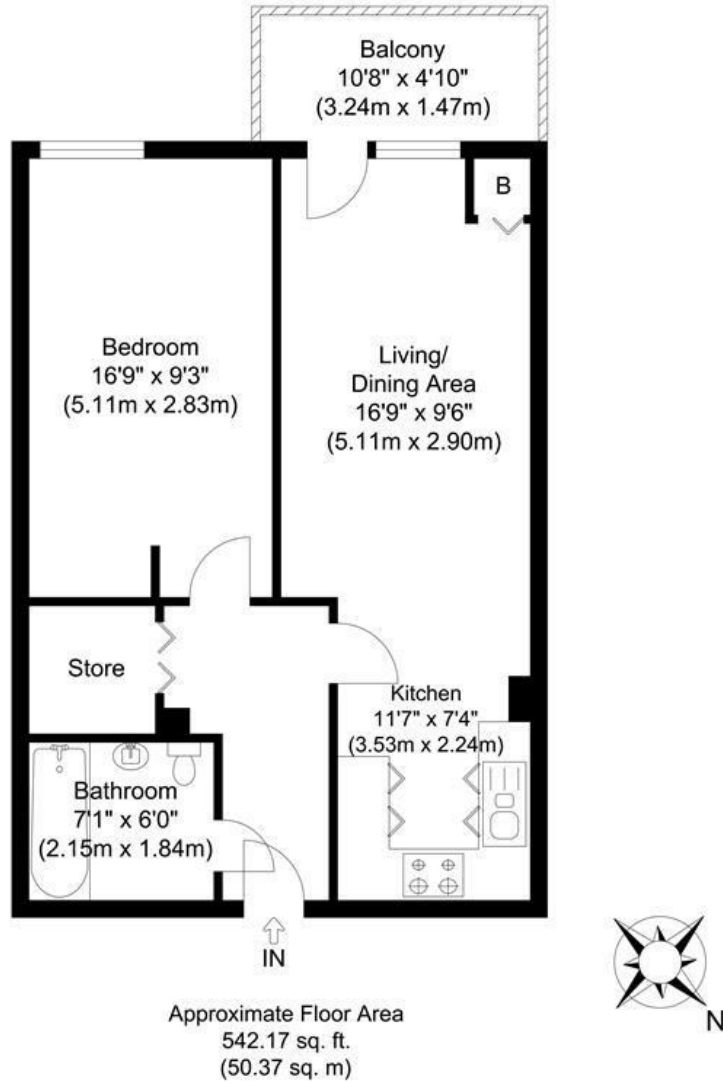
- ONE BED PURPOSE BUILT APARTMENT
- SPACIOUS BALCONY
- NEAR LOCAL SCHOOLS AND AMENITIES
- LIFT ACCESS
- MODERN FITTED KITCHEN
- NO CHAIN
- COMMUNAL GARDENS
- LARGER THAN AVERAGE BEDROOM



Directions



# Floor Plan



Total Gross Internal Area (Including Balcony)  
593.41 sq. ft.  
(55.13 sq. m)

Total Gross Internal Area (Excluding Balcony)  
542.17 sq. ft.  
(50.37 sq. m)

## Third Floor, Carter Court, Gilding Way, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 The Crescent, Southall, Middlesex, UB1 1RE  
Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	