

Waterford House
West Drayton
Middlesex
UB7 7DL

*'Gated & Exclusive Riverside
Apartment'*

RWHITLEY
Est. 1938 & CO

£295,000



- Riverside Development
- Set Behind Security Entry Gates
- First Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Living/Dining Room
- Parking
- No Upper Chain

DESCRIPTION

Set within the attractive 'Waterford House' riverside gated development. This spacious and well planned first floor two bedroom apartment is ideally suited for savvy purchasers recognising an opportunity for executive living. The apartment, which is offered to market with no onward chain complications, is accessed via a communal entrance with security entry telephone and comprises an entrance hall with useful storage cupboard and airing cupboard, good sized lounge/diner with opening to the kitchen which is fitted with a range of limed oak fronted wall and floor cupboard units with laminate worksurface, master bedroom with luxury en-suite shower room, second good sized bedroom and a family bathroom with classic white suite.

HEATING & HOT WATER

Electric heating. 'Megaflow' hot water cylinder with immersion heater provides the domestic hot water.

OUTSIDE

We understand that the apartment has the right

to park a private motor vehicle in a designated parking space.

Communal decked area used as a seating area ideal for the summer months.

Nearby Frays Island and Mabey's Meadow provide the perfect destination for nature walks which start from the grounds of the development.

LOCATION

Bus routes, The Green and the 'Closes Park' are just a short walk. The main line railway station in West Drayton (Crossrail from 2019) is within easy reach. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is D.

TENURE

We understand that the property is held on a lease with an unexpired term of approximately 102 years remaining.*

GROUND RENT

We understand that there is a ground rent payable currently £150 per annum. This figure may rise throughout the term.*

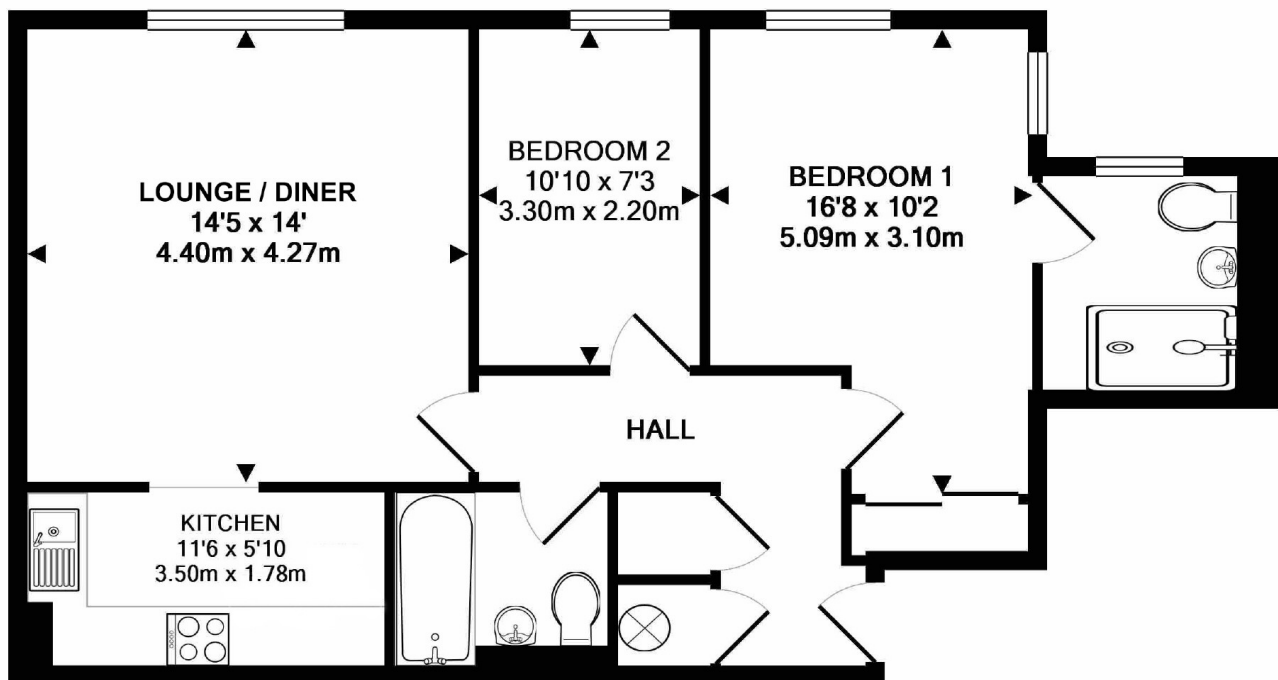
SERVICE CHARGE

We understand the annual service charge payable is currently £1325.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 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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