



13 Denton Court West Drayton Middlesex UB7 7JG

Luxury Town Centre Apartment

- Second Floor Apartment • Two Double Bedrooms • Communal Lift • Security Entry Telephone • Gas Central Heating • Double Glazing • Central Location • Allocated Parking Space •

RWHITLEY
Est. 1938 & CO

Guide Price £325,000

DESCRIPTION

This beautifully presented second floor apartment boasts two double bedrooms, a luxury bathroom, an en-suite shower room and a private balcony whilst being conveniently situated just a short walk from the town centre with mainline railway station which will benefit from Crossrail from 2019. Approached via a communal entrance with security entry telephone and lift access the property offers well planned accommodation comprising an entrance hall with an airing cupboard and useful storage cupboard, open plan living room with access to the private balcony, kitchen fitted with a range of wood effect wall and floor cupboard units, master bedroom with built in wardrobe and en-suite shower room, second double bedroom and a luxury bathroom.

WINDOWS

White UPVC double glazing.

HEATING & HOT WATER

Electric heating. An electric immersion heater in a hot water cylinder provides the domestic hot water.

OUTSIDE

The apartment has an allocated car parking space set behind electronically operated security gates. Delightfully maintained communal gardens. Communal bike store.

LOCATION

The town centre of West Drayton with mainline railway station (Crossrail from 2019), bus routes, schools, The Green and The Closes Park are within walking distance. London Heathrow

Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

COUNCIL TAX BAND

We understand that that current council tax band is C.

TENURE

We understand that the property is held on a lease which expires in March 2106.*

GROUND RENT

We understand that there will be a ground rent payable of approximately £200 per annum. This figure may rise throughout the term.*

GROUND RENT & SERVICE CHARGE

We understand that the annual service charge will be approximately £1193.88.*

NOTE

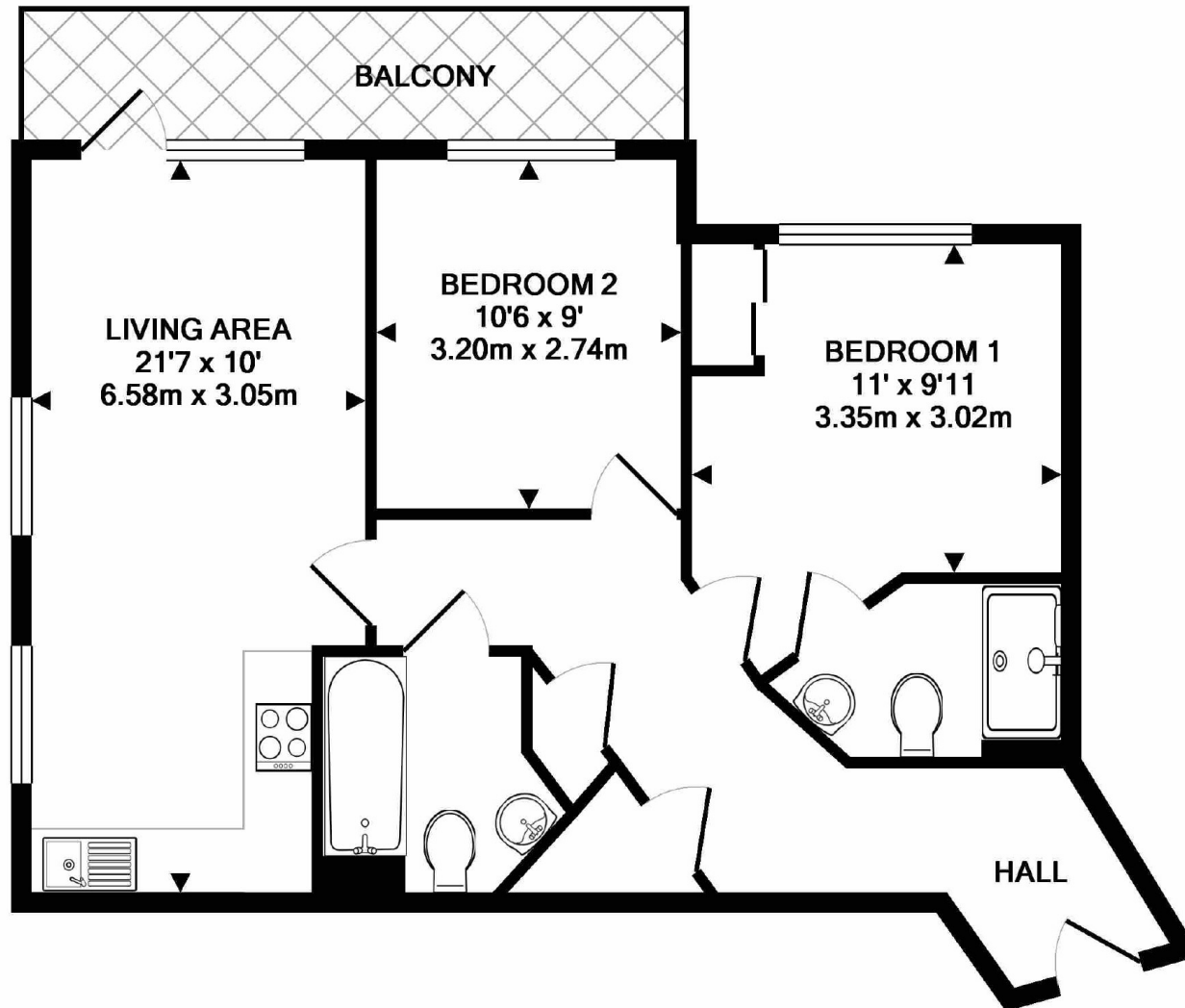
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

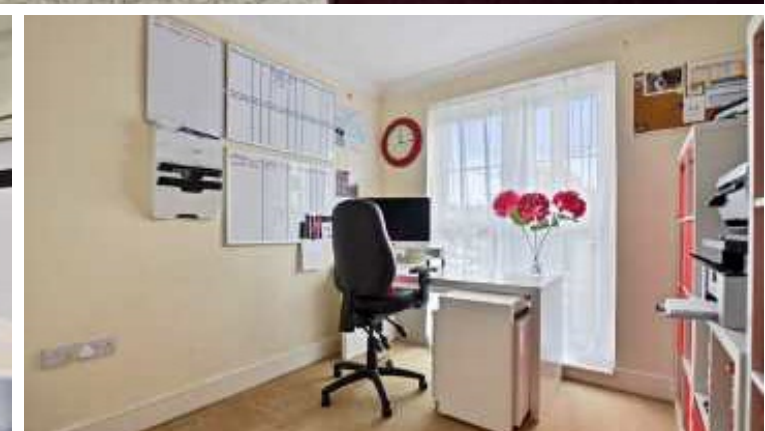
Strictly by appointment with R Whitley & Co.



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. No responsibility is taken for any errors, omissions or mis-statements. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements are approximate and rounded. Arrows on the floor plan indicate the points where the measurements were taken. Floor plans are for illustrative purposes only and should not be relied upon for carpets, floor coverings, furnishings, kitchen and other equipment. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, kitchen and other equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars. These particulars do not constitute, nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co. The vendor does not make or give and neither R Whitley and Co nor any person in their employment has the authority to make or give any representation or warranty what so ever in relation to this property.