



Drayton Gardens West Drayton Middlesex UB7

No Upper Chain

- Ground Floor Garden Flat • One Bedroom • Gas Central Heating • Double Glazing • Fitted Kitchen • Shower Room • Spacious Living Room • Private Garden • No Upper Chain •

Guide Price £289,950

DESCRIPTION

Offered to market with no onward chain complications is this ground floor one bedroom garden flat which boasts a convenient location within easy reach of the town centre with mainline railway station (Crossrail from 2019). The well planned and larger than average accommodation comprises an entrance hall, generous living room with a wide opening to a kitchen/dining room fitted with a comprehensive range of wall and floor cupboard units, shower room and a spacious double bedroom with bay window. There is direct access to a good sized private garden to the rear from patio sliding doors located in the kitchen/diner.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

OUTSIDE

Rear: Decking with step down to concrete patio perfect as a seating area in the summer months. Laid to lawn, attractive planting and fenced boundaries with concrete pathway extending to the rear of the garden with timber shed. Timber gate leading to side access.

LOCATION

The town centre of West Drayton with mainline railway station (Crossrail from 2019), bus routes, 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 the current council tax band is C.

TENURE

We understand that the property is held on a lease term of 199 years from 01/05/2007.*

GROUND RENT

We understand that there is a ground rent payable currently £250 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand that there is currently no annual service charge payable.*

NOTE

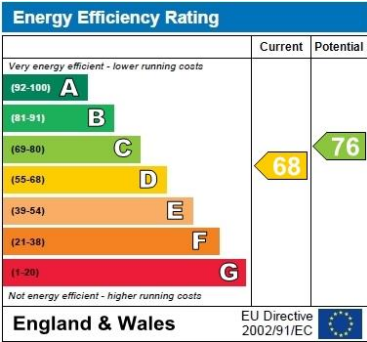
* To the best of our knowledge this information is correct but will be confirmed by the solicitors during the conveyance.

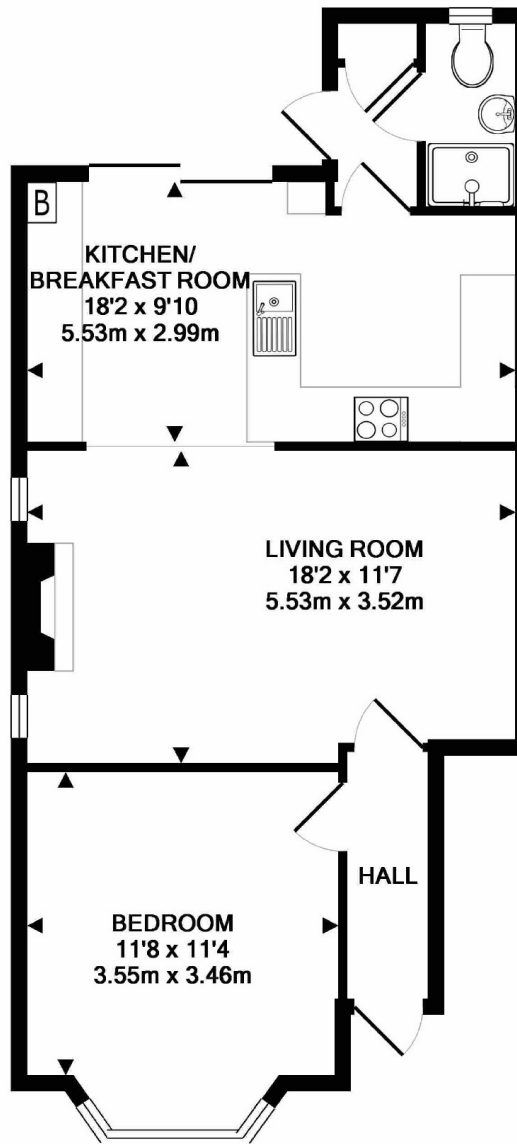
SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.





TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 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.