



Woodlea Court Cowley Middlesex UB8

- Ground Floor Apartment • Open Plan Living Space • Bedroom With Fitted Wardrobe • Shower Room • Communal Laundry Room • Communal Gardens • Shared Residents Parking • No Upper Chain •

Guide Price £139,950

## DESCRIPTION

A ground floor one bedroom retirement apartment located in this sought after development built in the 1980's and available for sale for those over the age of 55. Boasting its own access to communal grounds the flat benefits from a lift to all floors, laundry room (on the first floor), guest bedroom (bookable in advance) delightful and well tended communal gardens and residents shared parking. The flat, which has 'Piper Tunstall' telecom monitoring system, has well planned accommodation boasting an entrance hall, good sized living room open plan to the kitchen fitted with a comprehensive range of wall and floor cupboard units with wood effect laminate worksurfaces, bedroom with fitted wardrobe and a shower room.

## HEATING & HOT WATER

Electric economy 7 night storage heating. An electric immersion heater in factory insulated hot water cylinder provides the domestic hot water.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## OUTSIDE

Delightful and well tended communal gardens around the development. Shared residents parking.

## LOCATION

The property is well placed for a local shopping parade and bus routes. Uxbridge and Yiewsley/West Drayton town centres are within easy access by car or bus.

## TENURE

We understand that the property is held on a lease term which expires on 25/12/2111.\*

## GROUND RENT

We understand that there is a ground rent payable currently £75 per annum. This figure may rise throughout the term.\*

## SERVICE CHARGE

We understand the monthly service charge payable is currently £158.\*

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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 410 SQ.FT. (38.0 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.