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Merrivale Mews  
Yiewsley  
West Drayton  
Middlesex  
UB7 7LY

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RWHITLEY  
Est. 1938 & CO

# Guide Price £222,500



- Superb 1 Bedroom Apartment
- Available With No Upper Chain
- Popular Convenient Location
- Near Elizabeth Line
- Very Long Lease
- Extremely Well Presented
- Well Fitted Kitchen & Bathroom
- Realistically Priced

## DESCRIPTION

Realistically priced and perfect for the Elizabeth Line to central London, this extremely well presented first floor one bedroom apartment is ideal for the First Time Buyer and also offers canal and countryside walks and fabulous views over the River Frays. Greatly improved by the present owners and offered to market with no upper chain and a long lease, the well planned accommodation comprises an entrance hallway, good sized dual aspect living room with Juliette balcony, modern white gloss kitchen fitted with with granite effect laminate worksurfaces, double bedroom and a contemporary bathroom with white suite.

## HEATING & HOT WATER

Electric night storage heater to the living room, electric panel heater to bedroom and hallway,

electric heated towel rail to bathroom. An electric immersion heater in a factory insulated hot water cylinder provides the domestic hot water.

## WINDOWS

Double glazed UPVC windows.

## OUTSIDE

Shared communal garden to the rear of the block which is laid to lawn.

One allocated car parking space.

## LOCATION

The town centre of Yiewsley and West Drayton with mainline railway station with Elizabeth Line, bus routes and shops are just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

## TENURE

We understand that the property is held on a lease term of 299 years from 1st January 1986 (261 years remaining). \*

## GROUND RENT

We understand that ground rent payable is a peppercorn.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,618.54 per annum.\*

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

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

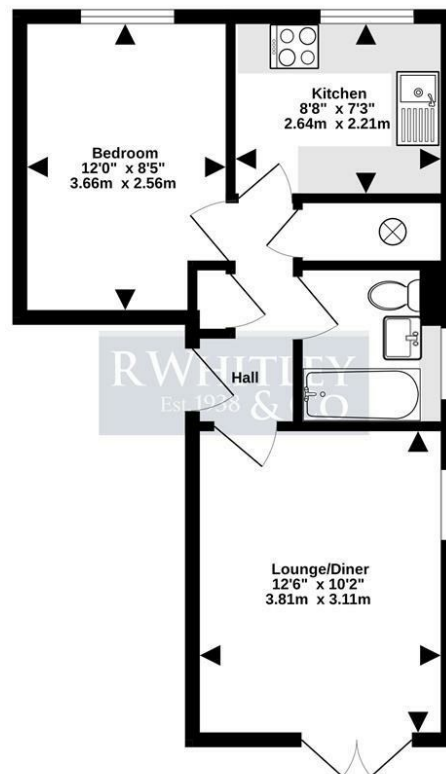
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





FIRST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 374 sq.ft. (34.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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