

23

Marlborough House  
West Drayton  
Middlesex  
UB7 9FJ

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RWHITLEY  
Est. 1938 & CO

# Guide Price £292,500



- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living/ Dining/ Kitchen
- Modern Bathroom
- Permit Parking For One Car
- Communal Gardens
- Lift Access To All Floors
- Double Glazing

## DESCRIPTION

Located in the prestigious and much sought after 'Park West' Development, a luxury 2 double bedroom second floor apartment, which has been beautifully refurbished throughout by the current owner, benefitting from easy flowing accommodation over one level and is well worthy of your early inspection. Approached via a shared communal entrance with security entry telephone and served by a communal lift the accommodation comprises an entrance hall, spacious open plan living space boasting a sitting area, dining area, fitted kitchen with a range of base and eye level units and French doors to a private balcony. There is also a principal bedroom with fitted wardrobes, second double bedroom and a modern bathroom.

## HEATING & HOT WATER

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

## WINDOWS

Double glazed sealed unit windows.

## OUTSIDE

The development enjoys delightful landscaped communal gardens which are well maintained.

## LOCATION

Park West is situated within walking distance of the town centre with mainline railway station which benefits from Crossrail. Local shopping (including a Sainsbury's Local and Tesco's Express), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## TENURE

We understand that the property is currently held on a lease term of 125 years from 12/10/2007. However the owner is currently in the process of extending the lease by an additional 90 years at a peppercorn ground rent. This will therefore give the new owner approximately 197 years remaining on the lease.\*

## GROUND RENT

We understand that there is no ground rent payable per annum. We understand this figure does not rise throughout the term.\*

## SERVICE CHARGE

We understand that the service charge is approximately £3,065.00. This is reviewed annually.\*


## NOTE

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

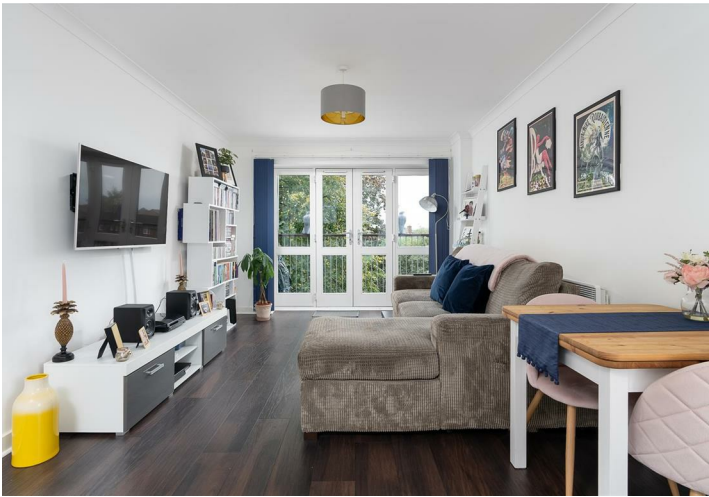
## COUNCIL TAX BAND

We understand that the current council tax band is D.

## 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>		
(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		
	80	85
England & Wales		EU Directive 2002/91/EC 





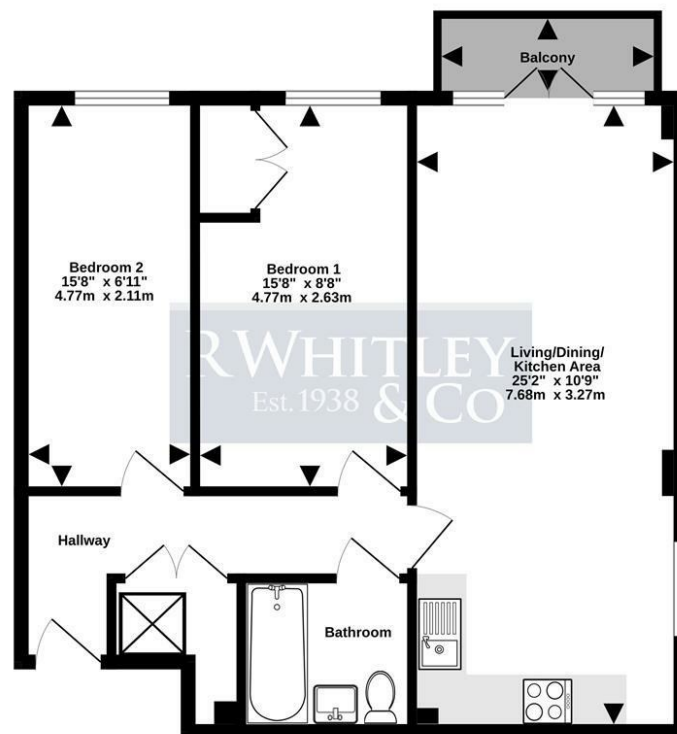








SECOND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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