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Constabulary Close  
West Drayton  
Middlesex  
UB7 7GE

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RWHITLEY  
Est. 1938 & CO

# Guide Price £367,499



- Two Double Bedroom Ground Floor Apartment
- Long Lease + Share of Freehold
- Open Plan Living Space
- Bathroom
- En-Suite Shower Room
- Spacious Balcony
- Allocated Undercroft Parking Space
- Communal Gardens
- Gated Development
- NO UPPER CHAIN

**DESCRIPTION**  
NO UPPER CHAIN. This two double bedroom ground floor apartment is located within a popular gated development and has been meticulously maintained by the current owner who has owned it since new. Benefitting from a security video entry-phone system, the well planned accommodation comprises a welcoming entrance hallway with two useful storage cupboards, spacious 25'7 x 10'6 open plan living area with modern fitted kitchen (including integrated electric oven, electric hob, washing machine and dishwasher) and door out to the generous balcony overlooking the communal gardens, main double bedroom with fully tiled en-suite shower room, second

double bedroom and modern fully tiled bathroom.

**HEATING & HOT WATER**  
An electric boiler (newly installed in 2024) serves the radiator system and provides the domestic hot water.

**WINDOWS**  
Double glazed windows.

**OUTSIDE**  
Well maintained communal garden.  
Allocated underground parking space.

**LOCATION**  
Bus routes and local shops including a Tesco Express are just a short walk. The town centre of West Drayton (with Elizabeth Line station), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

**TENURE**  
We understand that the property is held on a lease term of 999 years from 6th September 2019 (993 years remaining).\*


**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 the annual service charge payable is currently £2,164 per annum.\*

**COUNCIL TAX BAND**  
We understand that the current council tax band is D.

**SERVICES**  
Mains electricity, water and drainage.

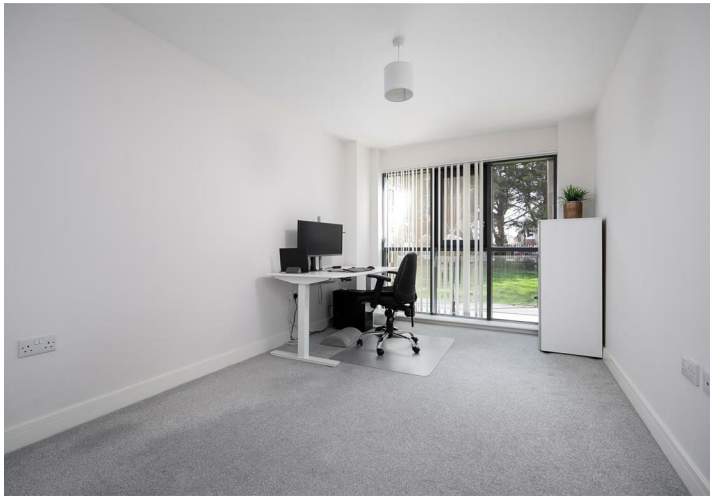
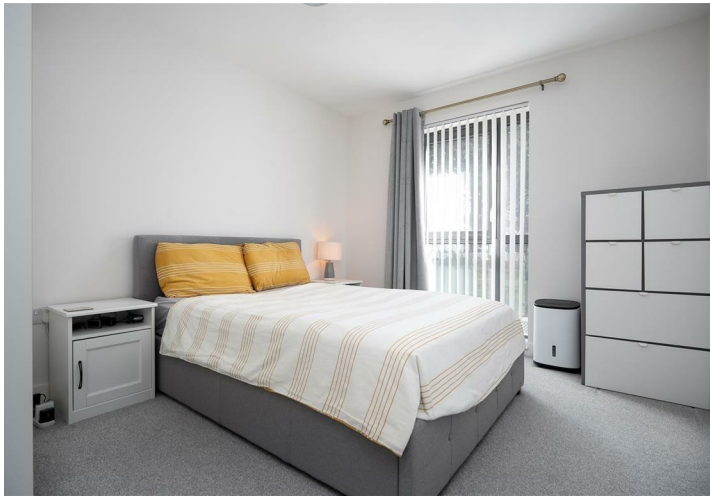
**VIEWINGS**  
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





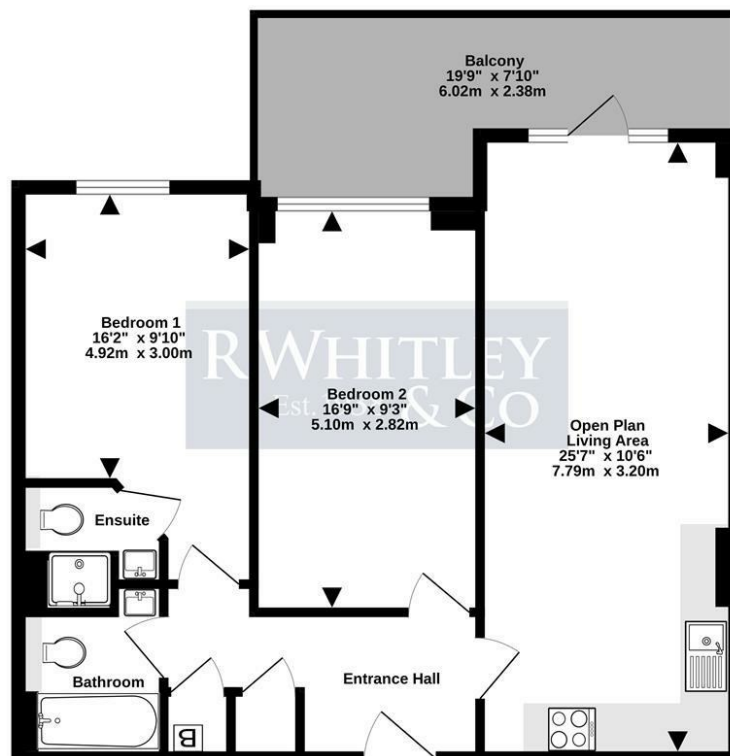








GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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