

# 22

Newcombe Rise  
West Drayton  
Middlesex  
UB7 8QE

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**RWHITLEY**  
Est. 1938 & CO

# Asking Price £220,000



- First Floor Apartment
- One Double Bedroom
- Generous Lounge/Diner
- Fitted Kitchen
- Double Bedroom
- Allocated Parking Space
- Communal Garden
- Security Entry System

## DESCRIPTION

Conveniently located just a short walk from the town centre and mainline railway station with Elizabeth Line. This well-presented one double bedroom first floor flat offers thoughtfully designed living space. The accommodation includes an entrance hall, a spacious living/dining room with an open aspect to the modern kitchen fitted with a range of high-gloss wall and base units, generous double bedroom featuring a built-in wardrobe and a bathroom.

## HEATING & HOT WATER

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

## WINDOWS

UPVC double glazed sealed unit windows.

## OUTSIDE

Delightfully tended communal grounds. Allocated parking space.

## LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station with Elizabeth Line), bus routes and local schools are all within walking distance. Uxbridge town centre, The Stockley Business Park, London Heathrow Airport and the motorway network 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 100 years from 18th December 2014.\*

## GROUND RENT

We understand that there is a ground rent currently payable of £574 per annum. We understand this is reviewed every ten years in line with the Retail Price Index.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,350 per annum. The service charge 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.


## SERVICES

Mains electricity, water and drainage.

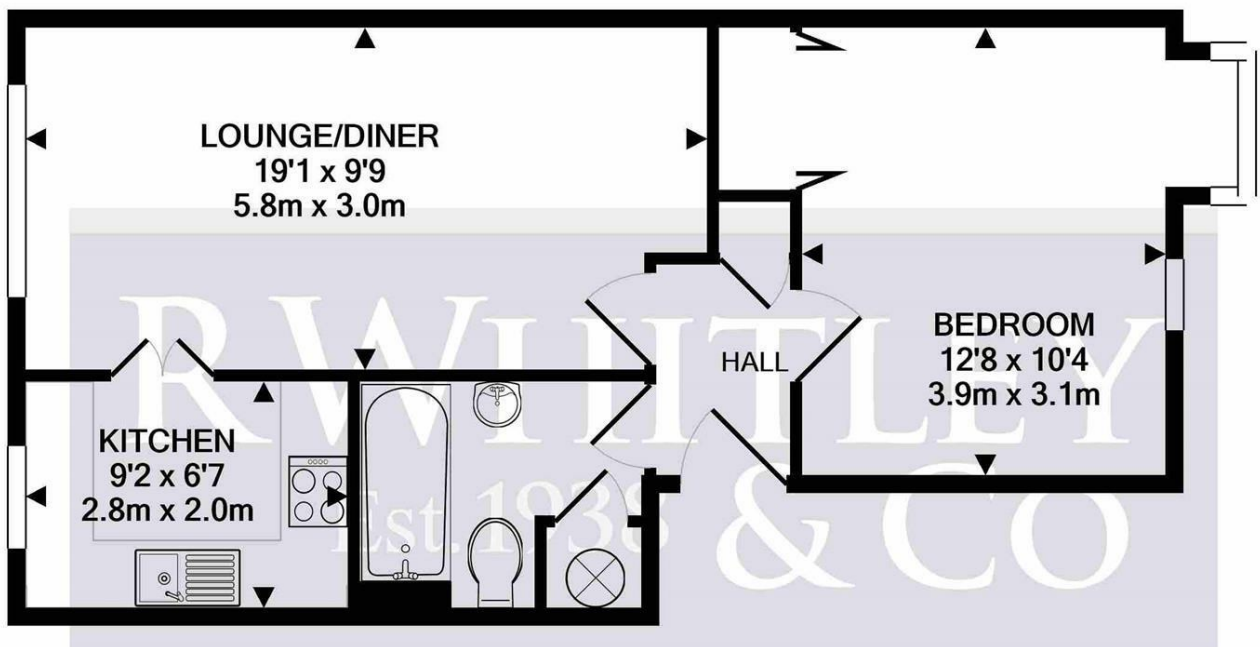
## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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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