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Rectory Court  
West Drayton  
Middlesex  
UB7 7NL

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RWHITLEY  
Est. 1938 & CO

# Guide Price £275,000



- Ground Floor Apartment
- Two Bedrooms
- Gated Development
- Spacious Living/Dining Room
- En-Suite To Principal Bedroom
- Bathroom
- Communal Gardens
- Shared Residents Parking
- No Onward Chain

## DESCRIPTION

This larger than average ground floor two double bedroom apartment is sold with no onward chain complications and is situated within a gated development close to the town centre with Elizabeth Line. The well planned accommodation is well worthy of your early inspection and comprises an entrance hall, spacious living/dining room, kitchen fitted with a comprehensive range of wall and floor cupboard units, principal bedroom with an en-suite shower room, second good sized bedroom and a family bathroom.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## SERVICES

Mains gas, electricity, water and drainage.

## OUTSIDE

The apartment benefits from shared residents parking and is set behind electronically operated security gates. Beautifully maintained communal gardens.

## LOCATION

The town centre of West Drayton with Elizabeth Line, bus routes, schools, The Green and The Closes Park are within walking distance. 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 held on a lease term of 125 years from 29/9/2001 (101 years remaining).\*

## SERVICE CHARGE

We understand that there is a service charge payable which is currently £1,800 per annum.\*

## GROUND RENT

We understand that there is a ground rent payable which is currently £195 per annum. This figure increases as follows: 29/09/2026: £390 per annum; 29/09/2051: £585 per annum; 29/09/2076: £780 per annum; 29/09/2101: £975 per annum.\*

## NOTE

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

## 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>		
(69-80) <b>C</b>	75	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





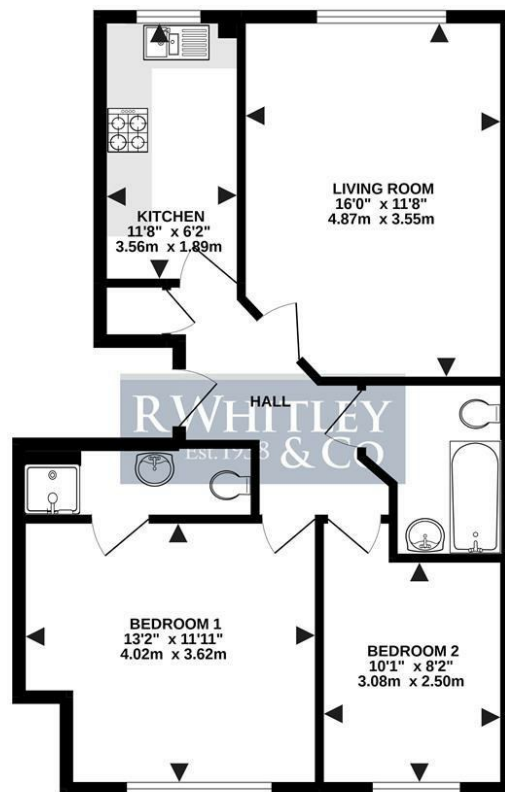








GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.

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