

Flat 18

Regents Lodge
West Drayton
Middlesex
UB7 9AA

RWHITLEY
Est. 1938 & CO

Guide Price £285,000



- Open Plan Living Area
- Private Balcony
- Double Bedroom
- Luxury Bathroom
- Secure Allocated Parking Space
- Double Glazing
- Lift
- Security Entry
- Communal Gardens
- No Onward Chain

DESCRIPTION

This spacious and well maintained one bedroom apartment is located on the third floor of 'Regents Lodge' which forms part of the well regarded 'Drayton Garden Village' development. The property benefits from security entry telephone, lift access, delightful communal grounds and is perfect for first time buyers or buy to let investors alike. The accommodation comprises an inviting entrance hallway providing access to an impressive open plan living space with sitting area, dining area, well appointed kitchen with integrated appliances (oven, electric hob, fridge/freezer & dishwasher) and a door to a private balcony; a spacious double bedroom benefitting from a fitted wardrobe; bathroom

with luxury suite with attractive tiling. There is also a useful storage cupboard accessed from the entrance hallway with plumbing for a washing machine.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

District heating system provides heating and domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE

The development enjoys delightful communal grounds which has been thoughtfully landscaped and are well maintained. The apartment has one allocated undercroft parking space. There is also a communal bike store.

LOCATION

Regents Lodge is situated within walking distance of the town centre with access to the Paddington/Elizabeth Line. Local shopping (including a Sainsbury's local), 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 held on a lease term of 125 years from 1/1/2017 (116 years remaining).*

GROUND RENT

We understand that there is a ground rent payable currently £290 per annum. We understand that the rent is reviewed by the retail price index on the 10th anniversary (i.e. 2027) of the commencement of the lease term and then every 10 years thereafter.*

SERVICE CHARGE

We understand the annual service charge payable for the period 1/8/24 to 31/7/25 was £1,387.16. We await figures for 2025/2026 and will update once provided. There is also a building insurance premium payable which for the period 1/9/24 to 31/8/25 is £422.13. *

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.

VIEWSINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

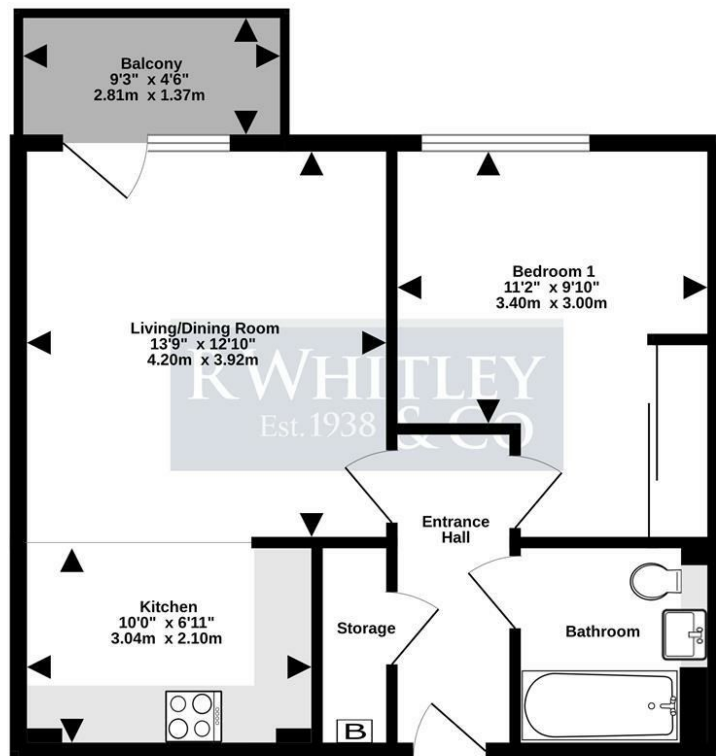
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







THIRD FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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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