

13

Ryeland Close
Yiewsley
Middlesex
UB7 8AT

RWHITLEY
Est. 1938 & CO

Guide Price £210,000



- Ground Floor One Bed Flat
- Living Room
- Kitchen
- Bathroom
- Gas Central Heating
- No Onward Chain

DESCRIPTION

A fantastic opportunity for first time buyers, downsizers and investors alike, this greatly improved ground floor flat is being sold with the benefit of a long lease and is within easy reach of Hillingdon Hospital, Stockley Business Park and the motorway network. Offered to market with no onward chain the property is accessed via a communal entrance with security entry telephone, comprises an entrance hall, good sized living room, kitchen fitted with a range of wall and floor cupboard units, double bedroom and a bathroom.

HEATING & HOT WATER

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

WINDOWS

Double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is C.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

OUTSIDE

Delightful area of communal grounds. 1 allocated parking space.

LOCATION

Ryeland Close is well placed for easy access by car to the motorway network, London Heathrow Airport, Stockley Business Park and Uxbridge town centre. Bus routes within short walking distance. Mainline railway station, which benefits from The Elizabeth Line, at West Drayton about 1 mile.

TENURE

We understand that the property will be sold with the benefit of a newly extended lease term of 990 years from the date of completion of the purchase of the property.*

GROUND RENT

We understand that there is a ground rent payable currently £150 per annum payable until 31st December 2051. This figure doubles to £300 per annum from 1st January 2052 until 31st December 2084. From 1st January 2085 a peppercorn is payable per annum until the end of the lease term.*

SERVICE CHARGE

We understand the annual service charge payable for 2024 is approximately £1,493.58. We understand this is reviewed annually.*

NOTE

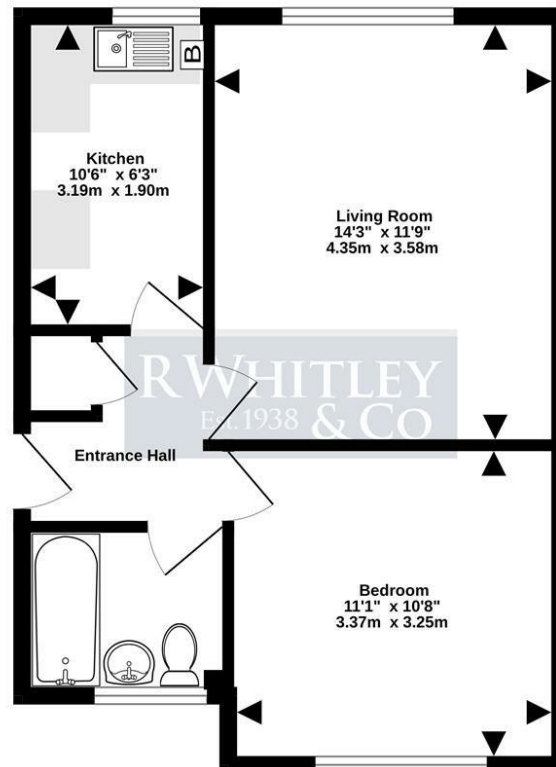
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

