

# 20

Caroline Close  
West Drayton  
Middlesex  
UB7 7LF

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £215,000



- Ground Floor Maisonette
- No Chain
- Long Lease
- Living/Dining Room
- Fitted Kitchen
- One Double Bedroom
- Walking Distance to Elizabeth Line
- Double Glazing
- Shared Residents Parking

## DESCRIPTION

Presenting an ideal opportunity for first time buyers looking to jump on the property ladder or for buy to let investors looking to add to their portfolio. A well proportioned one bedroom ground floor maisonette which is situated in sought after 'Caroline Close', which is just a short walk to the town centre with Elizabeth Line. The property, which will be sold with the benefit of an extended lease upon completion, has approximately 434 sq ft of well planned accommodation comprising an entrance porch, good sized living/dining room, kitchen fitted with a gloss white range of wall and floor cupboard units, double bedroom and a bathroom.

## HEATING & HOT WATER

Electric (Economy 7) night storage heating to

living/dining room and bedroom. Electric fan heater to bathroom. An electric immersion heater in hot water cylinder provides the domestic hot water.

## WINDOWS

UPVC double glazed sealed unit windows.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## OUTSIDE

Shared residents parking. Communal garden.

## LOCATION

The town centre of Yiewsley and West Drayton with Elizabeth Line, bus routes and shops are just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

## TENURE

We understand that the property will be sold with the benefit of a newly extended 125 year lease from 25th June 2025.\*

## GROUND RENT

We understand that the ground rent payable will be a peppercorn. This will remain the same for the duration of the lease term.

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,798.

## 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.

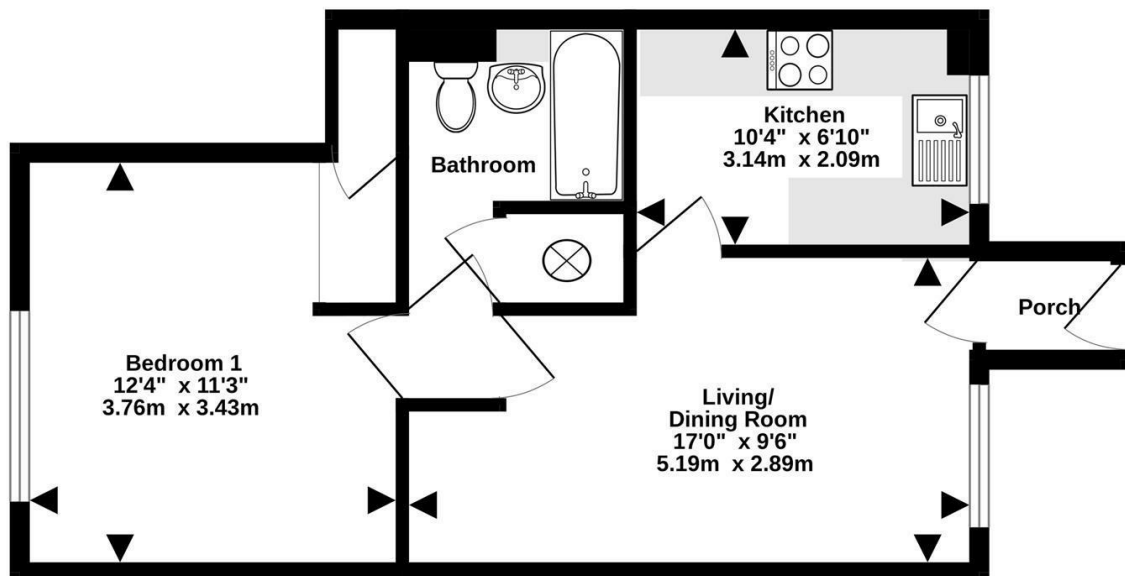
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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 	





# GROUND FLOOR 434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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