

40

Woodlea Court
Verona Close
Cowley
Middlesex
UB8 2LJ

RWHITLEY
Est. 1938 & CO

Guide Price £97,950



- Second Floor Studio Apartment
- For over 55+ Year Olds
- Separate Living & Sleeping Area
- Fitted Kitchen
- Modern Shower Room
- Lift To All Floors
- Communal Laundry Room
- Residents Shared Parking
- No Upper Chain

DESCRIPTION

A well cared for top floor studio apartment located in this sought after retirement development built in the 1980's and available for sale to those over the age of 55. The flat benefits from a lift to all floors, laundry room (on the first floor), delightful and well tended communal gardens and residents shared parking. The flat, which has telecom monitoring system, has well planned accommodation boasting an entrance hall, good sized studio room with living area and separate sleeping area with built in wardrobe, kitchen fitted with a comprehensive range of wall and floor cupboard units and a modern shower room.

HEATING & HOT WATER

Electric economy 7 night storage heating and electric wall mounted electric fan heaters. An

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

WINDOWS

Timber double glazed with secondary glazing.

OUTSIDE

Delightful and well tended communal gardens around the development. Shared residents parking.

LOCATION

The property is well placed for a local shopping parade and bus routes. Uxbridge and Yiewsley/West Drayton town centres are within easy access by car or bus.

COUNCIL TAX BAND

We understand that the current council tax band is B.

TENURE

We understand that the property is held on a lease term of 125 years from 25 December 1986 (86 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £75 per annum. This applies for the first 40 years of the lease. It then rises to £150 per annum for the next 40 years of the lease (from 25th December 2026) and then £225 per annum for the remainder of the lease.*


SERVICE CHARGE

We understand that the current annual service charge payable is £3,240.*

NOTE

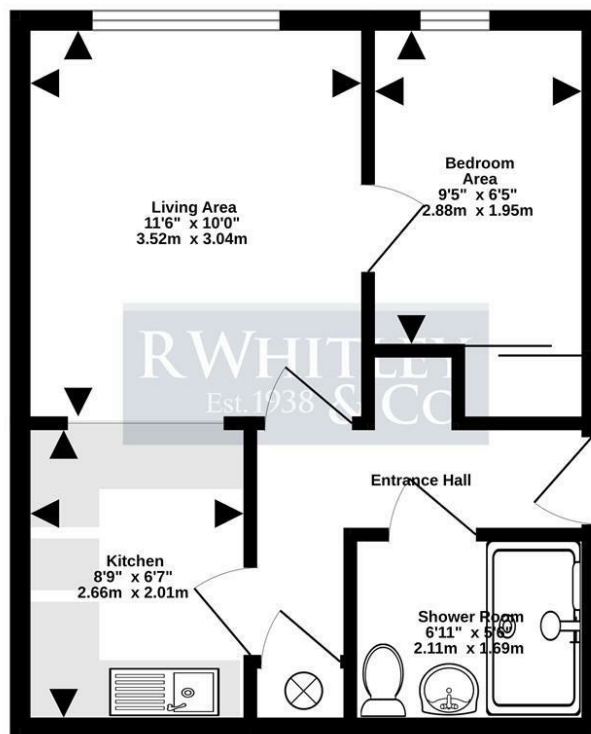
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



SECOND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 332 sq.ft. (30.8 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.
Made with Metropix ©2025

RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk

