

43

Ryeland Close
West Drayton
Middlesex
UB7 8AU

RWHITLEY
Est. 1938 & CO

Guide Price £195,000



- First Floor One Bed Flat
- Cosmetic Updating Required
- Separate Fitted Kitchen
- Fitted Bathroom
- Gas Central Heating
- One Allocated Parking Space
- Spacious Living Room
- No Onward Chain

DESCRIPTION

Realistically priced to reflect some cosmetic updating is required and offered to market with no onward chain complications, this first floor flat is conveniently located for Hillingdon Hospital, Heathrow Airport, Stockley Business Park and major motorway links. Accessed via a communal entrance with secure entry phone system, the well-designed layout includes an entrance hallway with handy storage cupboard, a generous 14'8 x 11'5 living room, kitchen fitted with a range of wall and base units, a 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.

OUTSIDE

Communal garden.
One 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 are within a short walking distance. Elizabeth Line station at West Drayton is approximately 1 mile distant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TENURE

We understand that the property is held on a lease term of 100 years from 1st January 2015 (89 years remaining). *

GROUND RENT

We understand that ground rent payable is £383 per annum. The ground rent is reviewed on every 10 year anniversary from the lease commencement date in line with the increase in the UK Retail Price Index. Therefore the next review will take place on the 1st January 2035*.

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

SERVICE CHARGE

We understand the annual service charge payable is currently £1,548.62 per annum.*

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX BAND

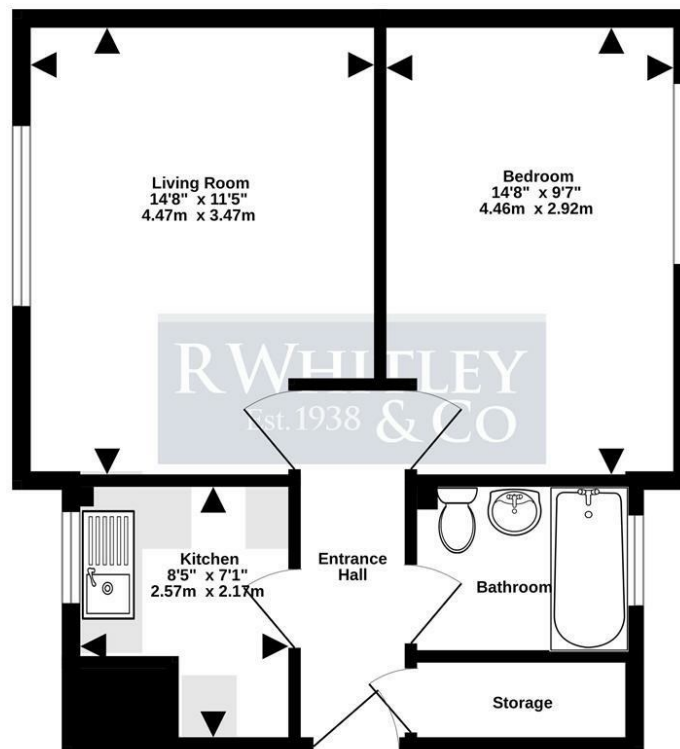
We understand that the current council tax band is C.

VIEWINGS

Strictly by appointment with R Whitley & Co.



FIRST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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