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Croxley Court
4 Garnet Place
West Drayton
Middlesex
UB7 7GF

R WHITLEY
Est. 1938 & CO

Guide Price £475,000

- Three Bedroom Penthouse Apartment
- Elevated Position
- Entertainer's Open Plan Living Space
- Two Spacious Balconies
- Luxury Bathroom & En Suite Shower Room
- Large Principal Bedroom
- Underfloor Heating
- Long Lease
- Secure Underground Parking Space
- No Onward Chain

DESCRIPTION

Meticulously designed by renowned developers 'Redrow PLC' to take full advantage of natural light and boasting an elevated setting on the top floor of 'Croxley Court' which is situated in the sought after 'Garnet Place'. A three bedroom penthouse apartment with circa 915 sq ft of effortlessly flowing accommodation which would meet the needs of the most discerning purchaser and is served by a communal entrance with security entry and lift to all floors. On entering the apartment you are met with a really inviting entrance hallway with three useful storage cupboards (including plumbing for a washing machine in one), a study nook and oak engineered flooring extending to the open plan living space which is the hub of the property and features a stunning white high gloss modern fitted kitchen with appliances, entertainer's living/dining room and a door out onto a spacious 22' x 5' terrace. The principal bedroom measures 14'10 by 10'0 and benefits from a luxury en-suite shower room, fitted wardrobe and has a door leading out onto an additional private balcony. There are two further bedrooms, one of which has a spacious southerly facing balcony, as well as a luxury bathroom with modern suite and attractive tiling.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

The underfloor heating system (to all rooms except the bathrooms) is served by a communal district boiler which also provides the domestic hot water.

COUNCIL TAX

We understand that that current council tax band is D.

OUTSIDE

There are two spacious balconies, one accessed from the open plan living area and the other from the principal bedroom (which is southerly facing). The development also has a number of communal roof terraces and gardens which have been thoughtfully landscaped and are well maintained (two of which are for the exclusive use of Croxley Court residents). The apartment has a permit to park one vehicle in the secure gated underground car park (which also benefits from electric vehicle charging points). There is also a communal bike store.

LOCATION

Croxley Court is situated within a short walking distance of the town centre with Elizabeth Line. Local shopping and bus routes 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 999 years from 1st January 2018 (991 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £450 per annum. The ground rent is reviewed a total of 4 times on the following dates: 01/01/2033, 01/01/2048, 01/01/2063 and 01/01/2078. The increase is calculated proportionately to the increase in the Retail Price Index from the lease commencement cate. *

SERVICE CHARGE

We understand that the annual service charge payable for the current year is £4,026.12 per annum.*

NOTE

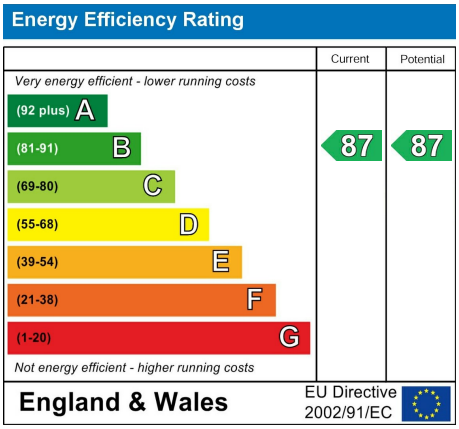
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

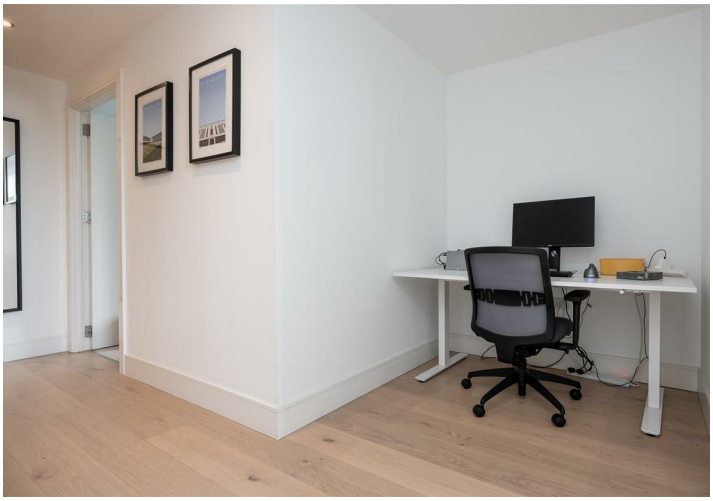
SERVICES

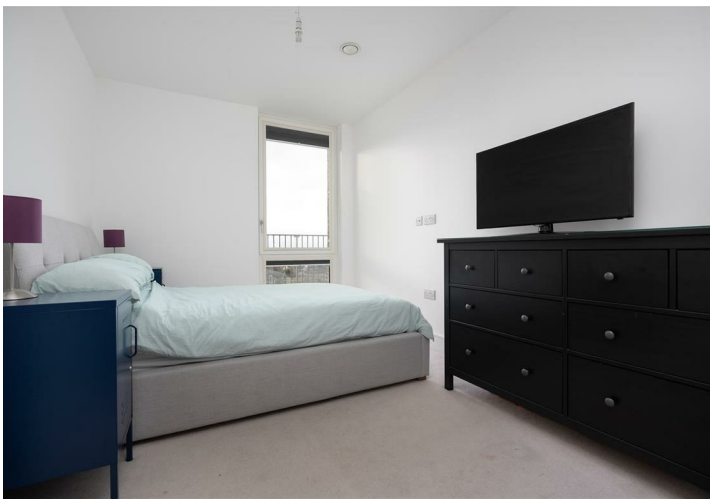
Mains electricity, water and drainage.

VIEWINGS

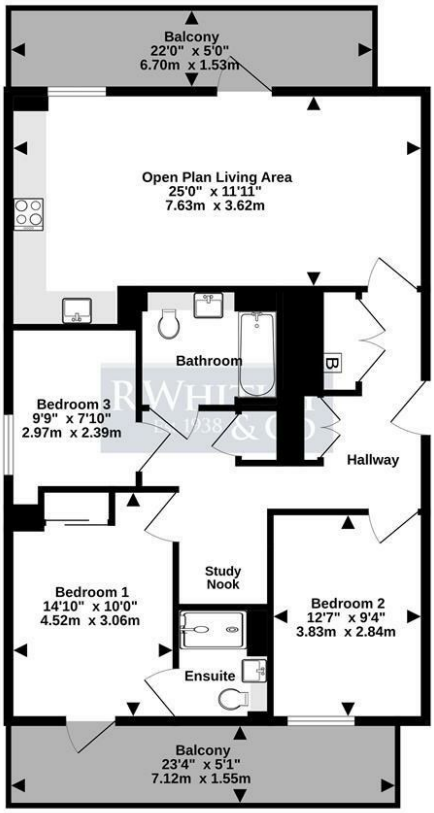
Strictly by appointment with R Whitley & Co.







SEVENTH FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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