



11

Osprey Close
West Drayton
Middlesex
UB7 7JE

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £225,000



- No Upper Chain
- First Floor Maisonette
- One Double Bedroom
- Living/Dining Room
- Fitted Kitchen
- Bathroom
- Allocated Parking Space
- Communal Grounds

DESCRIPTION

NO UPPER CHAIN. Osprey Close is a sought after development built by Durkan Homes in the 1980's and is a convenient location for those requiring easy access to the town centre and mainline railway station which will benefit from Crossrail. The property for sale is a first floor one bedroom maisonette which would be ideal for first time buyers and investors. On entering the property there is stairs to the first floor landing which provides access to the living/dining room with balcony, kitchen fitted with a range of wall and floor cupboard units, bathroom with white suite and a good sized double bedroom.

HEATING & HOT WATER

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

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE

Communal grounds. Allocated parking space. Own private area of garden.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), bus routes, The Green and The Closes Park are within walking distance. 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 125 years from 29/09/1987.*

GROUND RENT

We understand that there is a ground rent payable currently £100 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the monthly service charge payable is currently £84.63.*

NOTE

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

SERVICES

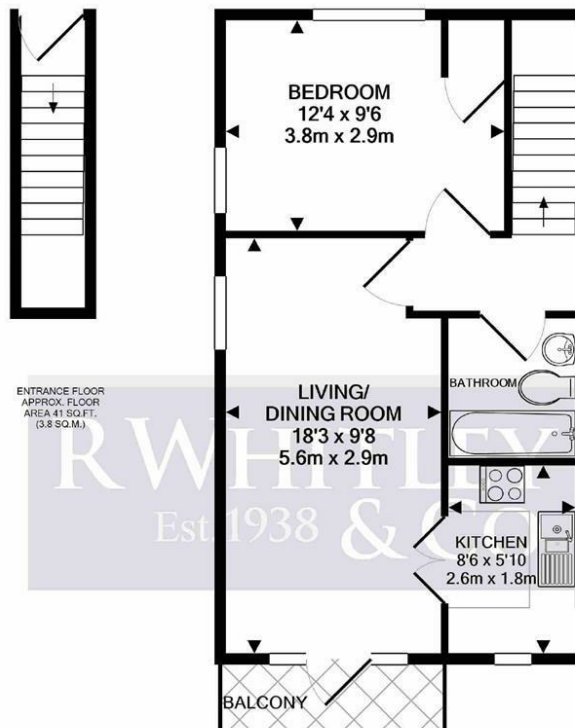
Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 73 |
| (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 | | |



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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