



# 12

Hurley House  
West Drayton  
Middlesex  
UB7 9FH

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £235,000



- SOLD BY R WHITLEY & CO
- One Bedroom
- Open Plan Living Space With Balcony
- Double Bedroom With Fitted Wardrobe
- Electric Heating
- Double Glazing
- Fitted Kitchen With Breakfast Bar
- Luxury Bathroom
- No Upper Chain
- Long Lease

## DESCRIPTION

A 'Manhattan' style apartment on the third floor of 'Hurley House' which is situated in the prestigious and exclusive Park West development built by St George. Perfect for first time buyers or buy to let investors the property benefits from security entry telephone, on-site Concierge, the use of a communal gym, lift access and delightful communal grounds.

The accommodation comprises a n inviting entrance which flows to an impressive open plan living space with sitting area, dining area and french doors to a balcony. The kitchen is well appointed and includes a breakfast bar which is a sociable addition. Sliding doors lead

to the double bedroom with wardrobe space. The bathroom is located off the entrance area and has a luxury suite with attractive tiling.

## WINDOWS

Double glazed sealed unit windows.

## HEATING & HOT WATER

Electric heating. Electric immersion heater in a hot water tank providing the domestic hot water.

## OUTSIDE

The development enjoys delightful communal grounds which has been thoughtfully landscaped and are well maintained. The apartment has a permit to park one vehicle.

## LOCATION

Park West is situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## TENURE

We understand that the property is held on a lease term of 999 years from 31/12/2006.\*

## GROUND RENT

We understand that there is a ground rent payable currently £200 per annum. This figure may rise throughout the term.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1816.60.\*

## 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>		
(69-80) <b>C</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		
	80	84
England & Wales		EU Directive 2002/91/EC

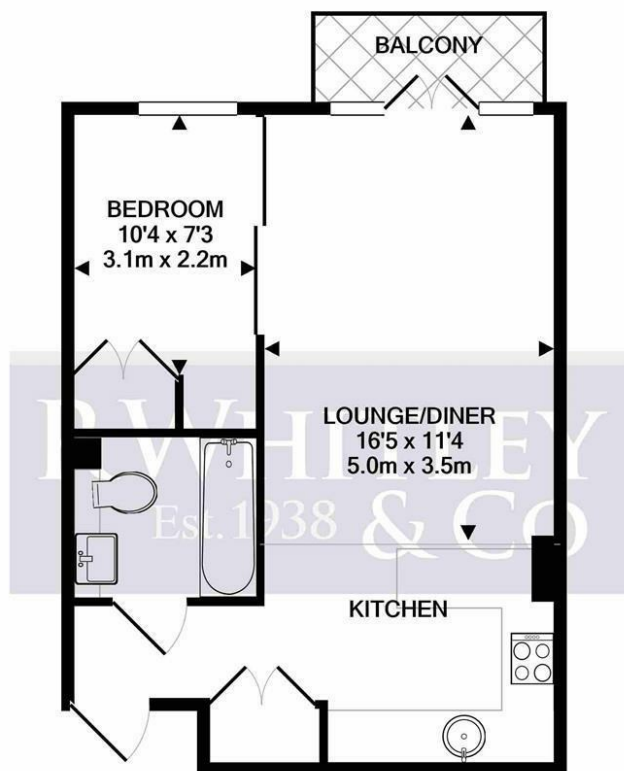












**TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)**

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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