

9

Denton Court
West Drayton
Middlesex
UB7 7JG

RWHITLEY
Est. 1938 & CO

55% Shared Ownership £170,500



- SOLD BY R WHITLEY & CO
- Two Double Bedrooms
- Open Plan Living Space
- Balcony
- Modern Fitted Kitchen
- En-suite Shower Room
- Luxury Bathroom
- Allocated Parking Behind Security Gates

DESCRIPTION

55% SHARED OWNERSHIP. Light filled and effortlessly stylish. This generous two bedroom apartment is situated on the first floor of 'Denton Court' which boasts a central location just a short walk to the town centre and mainline railway station which will benefit from Crossrail. Approached via a communal entrance with security entry telephone and lift access the property offers well planned accommodation comprising a large entrance hall with an airing cupboard and useful storage cupboard, open plan living room with access to a private balcony and a kitchen fitted with a range of modern wall and floor cupboard units, master bedroom with built in wardrobe and en-suite shower room, second double bedroom and a luxury bathroom.

WINDOWS

White UPVC double glazing.

HEATING & HOT WATER

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

OUTSIDE

The apartment has an allocated car parking space set behind electronically operated security gates. Delightfully maintained communal gardens. Communal bike store.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), bus routes, schools, 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.

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 100 years from 29/03/2006.*

SERVICE CHARGE

We understand the annual service charge payable is currently £1320.*

GROUND RENT

To be confirmed.

SHARED OWNERSHIP RENT

The monthly rent is £389.99 per calendar month.

NOTE


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

SERVICES

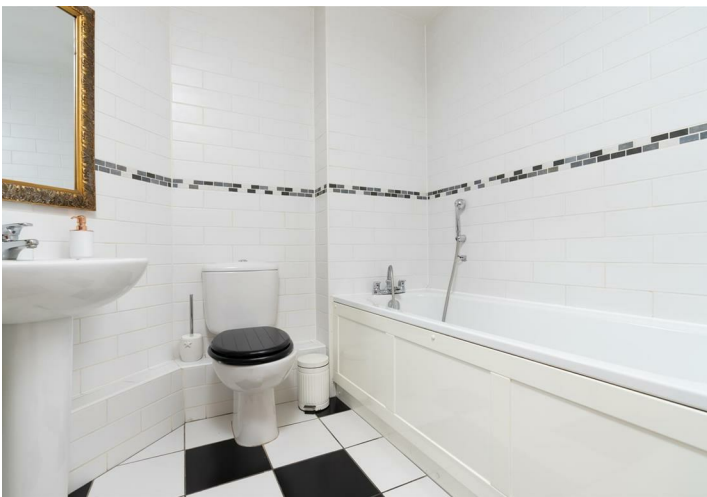
Mains electricity, water and drainage.

VIEWINGS

Energy Efficiency Rating

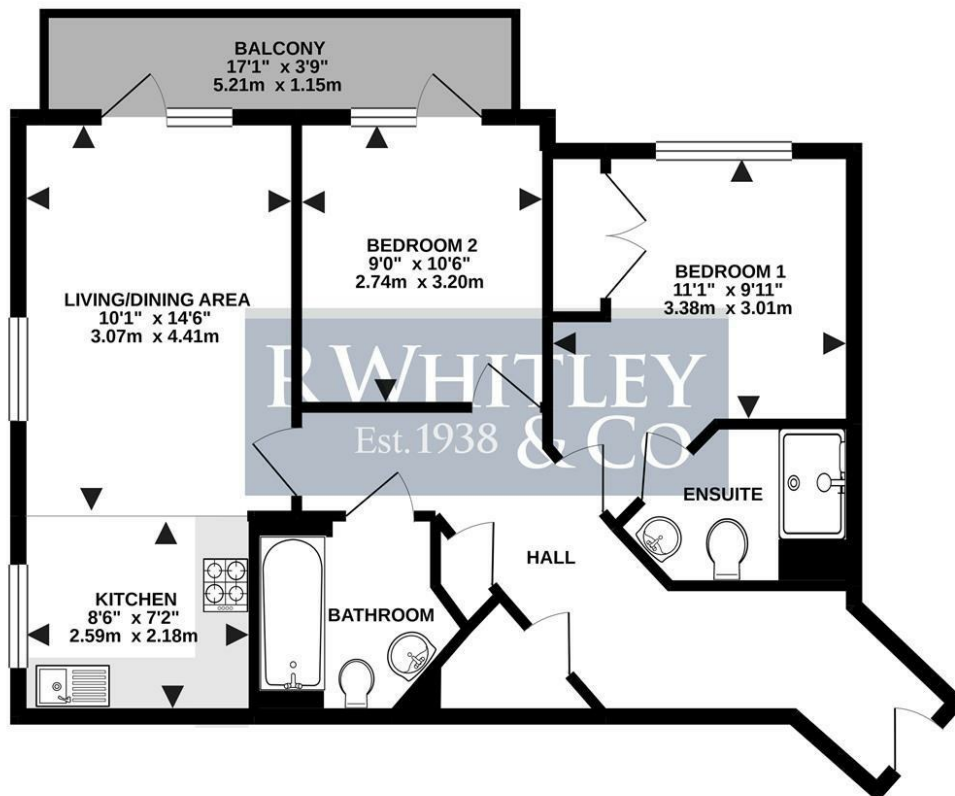
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







FIRST FLOOR
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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RWHITLEY Est. 1938 & CO

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