

12

Regents Lodge  
West Drayton  
Middlesex  
UB7 9AA

RWHITLEY  
Est. 1938 & CO

# Guide Price £270,000



- SOLD BY R WHITLEY & CO
- Open Plan Living Area
- Private Balcony
- Double Bedroom
- Luxury Bathroom
- Secure Allocated Parking Space
- Double Glazing
- Lift
- Security Entry
- Communal Gardens

## DESCRIPTION

This spacious one bedroom apartment is located on the second floor of 'Regents Lodge' which forms part of the well regarded 'Drayton Garden Village' development. The property benefits from security entry telephone, lift access, delightful communal grounds and is perfect for first time buyers or buy to let investors alike.

The accommodation comprises an inviting entrance hallway providing access to an impressive open plan living space with sitting area, dining area, well appointed kitchen with integrated appliances (fridge/freezer, washer/dryer & dishwasher) and a door to a private balcony; a spacious 13'9 x 11'1 double

bedroom benefitting from a fitted wardrobe and bathroom with luxury suite with attractive tiling.

## WINDOWS

Double glazed sealed unit windows.

## HEATING & HOT WATER

District heating system provides heating and domestic hot water.

## OUTSIDE

The development enjoys delightful communal grounds which has been thoughtfully landscaped and are well maintained. The apartment has one allocated parking space.

## LOCATION

Regents Lodge is situated within walking distance of the town centre with access to the Paddington/Elizabeth Line. 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 125 years from 1/1/2017.\*

## GROUND RENT

We understand that there is a ground rent payable currently £285 per annum. We understand that the rent is reviewed every 10 years by retail price index.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1592.41. We understand this is reviewed annually\*

## 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>	<b>85</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 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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