

67

Ryeland Close
Yiewsley
Middlesex
UB7 8AU

RWHITLEY
Est. 1938 & CO

Guide Price £229,950



• SOLD BY R WHITLEY & CO

- First Floor Flat
- One Double Bedroom
- Good Sized Living Room
- Fitted Kitchen
- Bathroom
- Security Entry Telephone
- No Upper Chain
- Long Lease

DESCRIPTION

A fantastic opportunity for first time buyers, downsizers and investors alike, this first floor flat boasts a long lease and is within easy reach of Hillingdon Hospital, Stockley Business Park and the motorway network. The property, which is accessed via a communal entrance with security entry telephone, comprises an entrance hall, good sized living room, kitchen fitted with a range of wall and floor cupboard units, double bedroom and a bathroom.

HEATING & HOT WATER

Electric ceiling heating. Electric immersion heater in hot water cylinder provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax

band is C.

OUTSIDE

Delightful area of communal grounds. 1 allocated parking space.

LOCATION

Ryeland Close is well placed for easy access by car to the motorway network, London Heathrow Airport, Stockley Business Park and Uxbridge town centre. Bus routes within short walking distance. Mainline railway station, which benefits from The Elizabeth Line, at West Drayton about 1 mile.

TENURE

We understand that the property is held on a lease term of 189 years from 01/01/1986.*

GROUND RENT

We understand that there is no ground rent payable per annum. We understand this figure does not rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is approximately £1200. We understand this is reviewed annually.*

DISCLAIMER

* 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

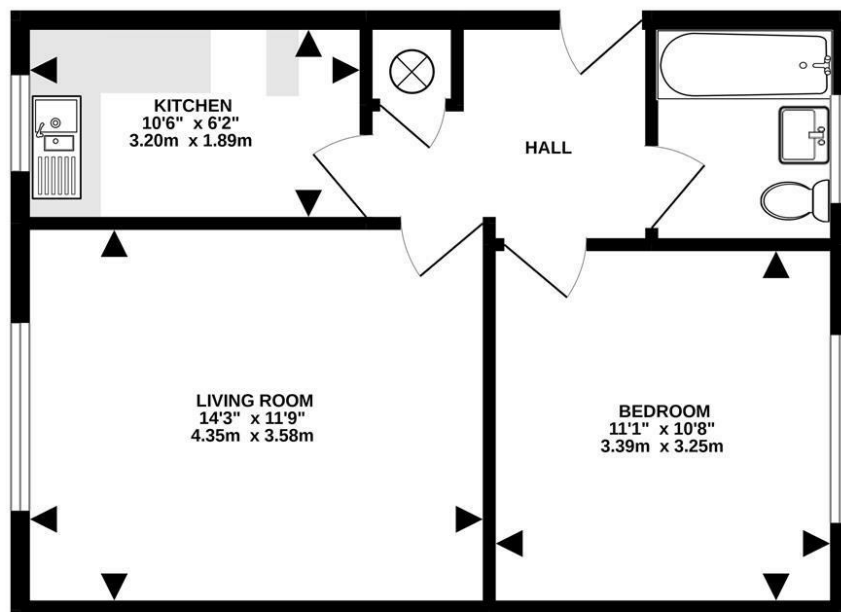
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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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