



50

Brecon Lodge
West Drayton
Middlesex
UB7 9GJ

RWHITLEY
Est. 1938 & CO

Guide Price £265,000



- Second Floor Apartment
- One Double Bedroom
- Open Plan Living Space
- Balcony
- Modern Fitted Kitchen
- Luxury Bathroom
- Allocated Parking Space
- Exclusive Development
- NO ONWARD CHAIN

DESCRIPTION

Located in the sought after and exclusive 'Drayton Garden Village' Development which provides fantastic convenience for London commuters which will be further enhanced with pending Crossrail. A spacious one bedroom second floor apartment, benefiting from no onward chain, which would make a perfect first home or buy to let investment. Situated within walking distance of the town centre the property comprises a generous and inviting entrance hall, good sized living room with balcony and open planned to the kitchen which is fitted with a range of high gloss wall and floor cupboard units, spacious double bedroom with fitted wardrobe and a luxury bathroom.

TENURE

We understand that the property is held on a

lease term of 999 years from 01/01/2013.*

GROUND RENT

We understand that there is a ground rent payable currently £300 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is approximately £1250.*

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

OUTSIDE

Delightful areas of communal gardens. One allocated parking space with a parking permit required to be on display.

LOCATION

Drayton Garden Village 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.

WINDOWS

UPVC double glazed sealed unit windows.

HEATING & HOT WATER

A district heating system serves the radiator system and provides the domestic hot water.

SERVICES

Mains electricity, water and drainage.


DISCLOSURE

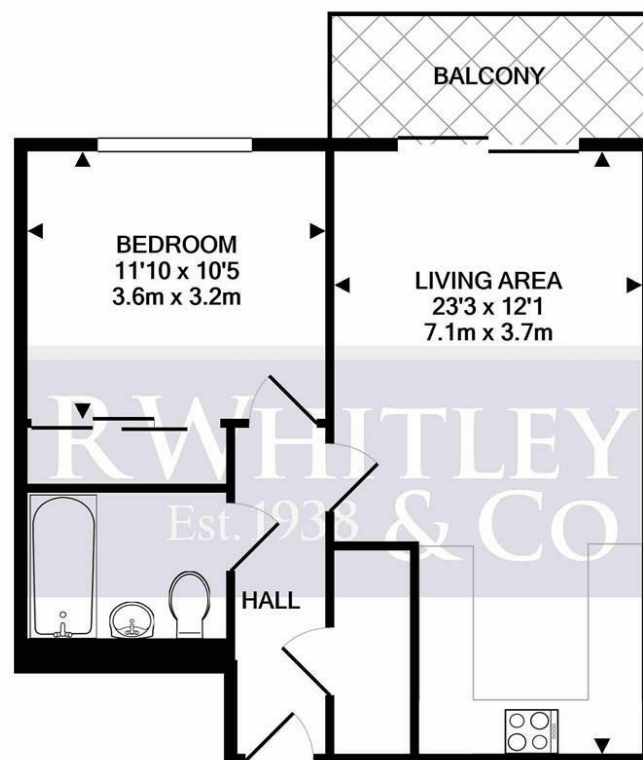
There are plans underway to replace some of the cladding and the balcony wooden flooring to improve fire safety after a recent fire inspection. The matter is currently being raised with the NHBC (National House Building Council).

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 | 84 | 84 |
| (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  | |



TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 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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