



Guide Price £269,500



- SOLD BY R WHITLEY & CO
- One Double Bedroom
- Open Plan Living Space
- Modern Fitted Kitchen
- Bathroom
- Own Garden
- Allocated Parking
- No Upper Chain
- SHARE OF FREEHOLD

DESCRIPTION

Situated in this popular development which is within easy reach of the town centre with mainline railway station which will benefit from Crossrail. A larger than average one bedroom first floor maisonette which has been greatly improved by the present vendor over the years making it an ideal first purchase or buy to let investment. The maisonette features a generous open plan living space with a spacious sitting area and a dining area with opening to a modern fitted kitchen with breakfast bar. The balance of the accommodation comprises a good sized double bedroom and a bathroom.

HEATING & HOT WATER

Economy 7 night storage heaters. Electric immersion heater in a hot water cylinder

provides the domestic hot water.

WINDOWS Double glazed sealed unit windows.

OUTSIDE

Own garden which requires landscaping to unlock its full potential. Allocated car parking space.

LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station which will benefit from Crossrail) with bus routes and shops are just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park 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 01/01/1982.*

We understand that there is no ground rent payable. This figure

may rise throughout the term.*

SERVICE CHARGE

GROUND RENT

We understand that there is no annual service charge payable. *

ΝΟΤΕ

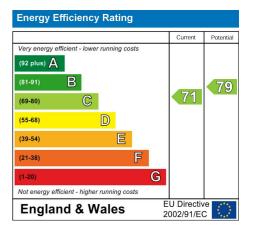
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.







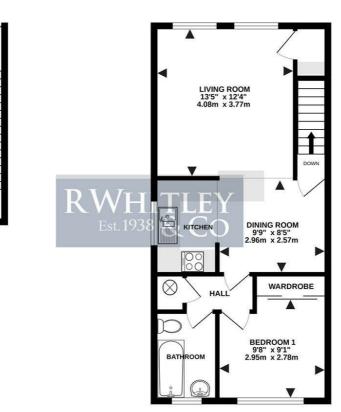








GROUND FLOOR 50 sq.ft. (4.6 sq.m.) approx. FIRST FLOOR 502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx. White every attempt has been made be ensure the accuracy of the floorplan contained here, measurements, or statement of the statement perspective particular. The plan is the distrated paragrees of the distrated here are statement of the statement perspective particular. The plan is the statement of the state



Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate, Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

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