

4

Pippins Close
West Drayton
Middlesex
UB7 7XQ

RWHITLEY
Est. 1938 & CO

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.*

GROUND RENT

We understand that there is no ground rent payable. This figure may rise throughout the term.*

SERVICE CHARGE

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

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) A		
(81-91) B		
(69-80) C	71	79
(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 	



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.

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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