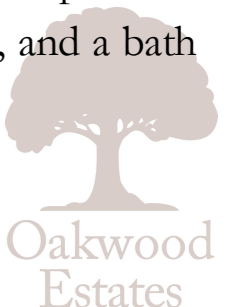





Oakwood Estates are delighted to present this recently redecorated top floor two bedroom apartment, located within a 10-minute walk from West Drayton Train Station (Crossrail) and the local amenities. The property also has no onward chain. The property could also achieve £1,300 per calendar month.

The property comprises a sizeable long living room with enough space to accommodate an area for a dining table and chairs. The kitchen features all the essential white goods as well as a dishwasher. The master bedroom has enough space for a double bed, vanity basin, storage furnishings, and a built-in wardrobe. Finally, the second bedroom is ideal for a child close to the master bedroom, with space for a single bed. The bathroom features a low-level WC, a hand wash basin, and a bath with a shower attachment.

(Please note photos were taken prior to tenants moving in)



Property Information

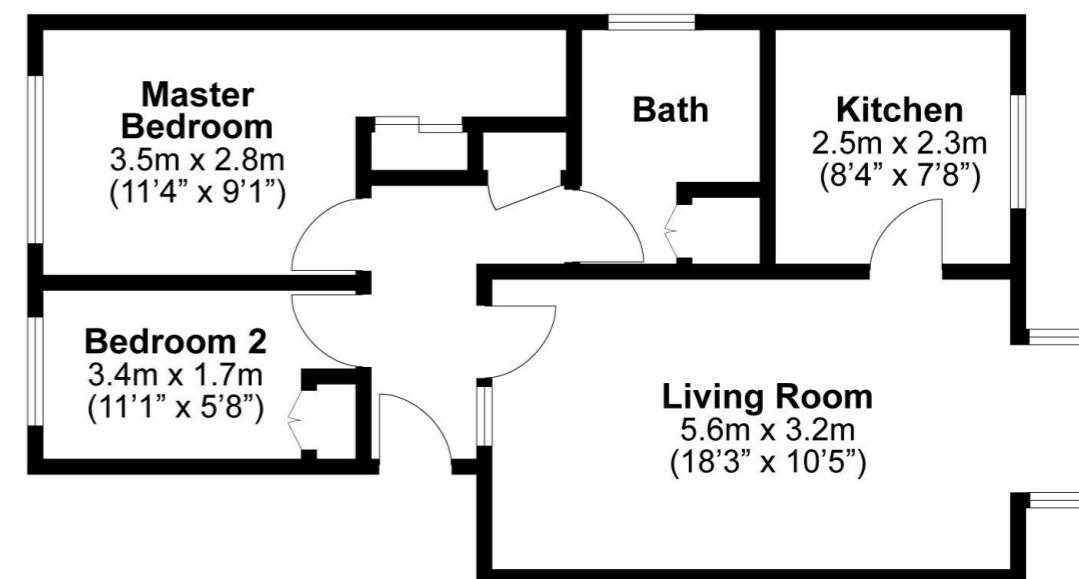
-  LEASEHOLD - 92 YEARS REMAINING
-  636 SQ.FT.
-  LARGE LONG LOUNGE
-  UNDER 10 MINUTES WALK FROM WEST DRAYTON STATION
-  BUILT IN WARDROBES IN THE MASTER BEDROOM
-  COUNCIL TAX BAND D
-  TOP FLOOR TWO BEDROOM APARTMENT
-  RECENTLY RENOVATED KITCHEN
-  RECENTLY RENOVATED BATHROOM
-  NO CHAIN

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total Approximate Floor Area
541 Square feet
50 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Tenure

Leasehold - 92 years remaining (01 January 1988 - 01 January 2113)

Charges

We have been informed by our vendor that the Service Charge is currently £2,634.96 but this should reduce to £1,700 next year.

Ground Rent - There is no ground rent.

Council Tax Band

Band D (£1,658 p/yr)

EPC

C

Potential Rental Value

The property could also achieve £1,300 per calendar month.

Location

It is located in the vibrant town of West Drayton which is positioned on the western edge of the Capital. This means it is superbly placed to easily access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Crossrail). The property is within a few minutes walk from the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre.

Transport

West Drayton Rail Station - 0.4 mi
Iver Rail Station - 1.78 mi
Uxbridge Underground Station - 2.83 mi
London Heathrow Airport - 2.26 mi

Supermarkets

Tesco - 0.23 mi
Sainsbury's - 0.24 mi
Morrison - 0.52 mi
Aldi - 0.7 mi

Council Tax

Band D

