

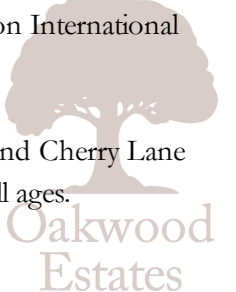
Distinctive, deceptively spacious and contemporary living this stunning two-bedroom, third floor flat is nestled in the heart of 'Drayton Garden Village'. This stylish residence offers a perfect fusion of modern design, convenience, and tranquillity, a thoughtfully designed living space that seamlessly combines the kitchen and lounge, creating an open and inviting atmosphere. The generous layout provides ample room for both relaxation and entertaining guests.

The heart of the home boasts a state-of-the-art kitchen, complete with sleek countertops, premium appliances, and ample storage. The luxury contemporary bathroom features modern fixtures, and stylish finishes.

Benefits also include an allocated parking space, ensuring you always have a secure and easily accessible place for your vehicle, and communal heating for the development.

Richmond Court is situated in the highly sought-after Drayton Garden Village, offering residents a perfect blend of suburban tranquillity and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Families will appreciate the array of renowned schools in the vicinity, such as West Drayton Academy and Cherry Lane Primary school, ensuring that educational opportunities are easily accessible for children of all ages.

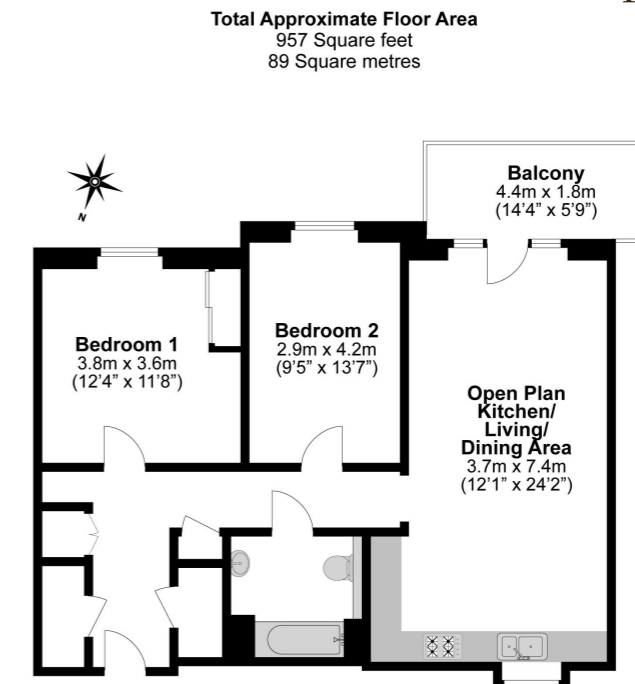


Property Information

-  TENURE LEASEHOLD - 119 YEARS REMAINING
-  COUNCIL TAX BAND D (1760.46 P/YR)
-  24FT OPEN PLAN KITCHEN / LIVING AREA
-  BALCONY
-  THIRD FLOOR APARTMENT
-  TWO DOUBLE BEDROOMS
-  MODERN THREE PIECE BATHROOM SUITE
-  ONE ALLOCATED PARKING SPACE
-  LIFT IN COMMUNAL AREA
-  SORT AFTER LOCATION 'DRAYTON GARDEN VILLAGE'

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

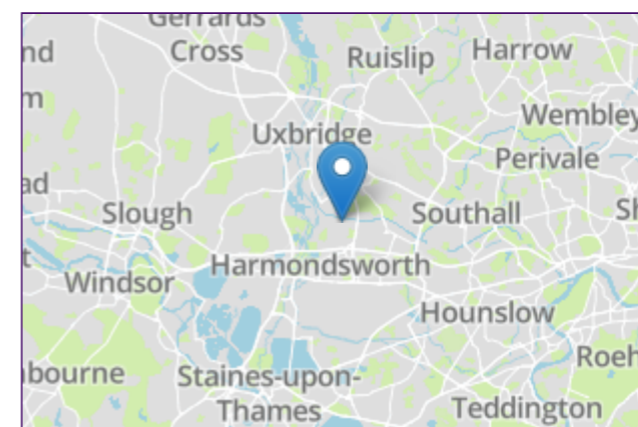
Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Interior

A communal main front door accesses a communal entrance hall with stairs and lift to all floors. The main front door of the apartment leads into the hallway with ample storage space and cupboards, a security video Entryphone system, the first door leads into bedroom one with sliding mirror door wardrobes, bedroom two is also accessible from the hallway and floodlit by its double length windows. The heart of the home is open plan combining the lounge with an accessible balcony, and contemporary kitchen with high gloss wall and base level units, stainless-steel fittings and integrated white appliances (washing machine/ dryer, fridge/freezer, dishwasher). There is a communal area on the ground floor providing a communal cycle storage area.

Exterior

Being a contemporary apartment/ flat most areas are communal, but you have an allocated parking bay with this property and visitors parking is also available.

Schools

Families will appreciate the array of renowned schools in the vicinity, such as West Drayton Academy and Cherry Lane Primary school, ensuring that educational opportunities are easily accessible for children of all ages. This postcode is also within the catchment area of Slough Grammar schools

Location & Transport

Richmond Court is situated in the highly sought-after Drayton Garden Village, offering residents a perfect blend of suburban tranquillity and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Council Tax

Band D (1760.46 p/yr)

Tenure

125 year lease from 12th January 2016
Leasehold - 117 years remaining
Service Charge - £1650 p/a
Ground Rent - £150.00 p/a

Council Tax

Band D