

Garnet Place

West Drayton • • UB7 7GB
Offers In Excess Of: £385,000



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Located within the highly prized Padcroft development which creates a feeling of relaxed luxury and benefits from serene walkways, on-site cycle stores and underground parking is this stunning two bedroom, two bathroom fifth floor apartment. The accommodation consists of entrance hall, an ultra modern 22ft open plan kitchen/dining/living room with balcony access, a utility cupboard, exquisite family bathroom, 11ft second bedroom, 13ft master bedroom, both benefit from the installation of fitted wardrobes whilst the master also enjoys an en-suite bathroom.

Built in 2019

Fifth floor apartment

Lift access

Two double bedrooms Fitted wardrobes in each

Underfloor heating

Two bathrooms

22ft open plan Kitchen/Dining/Living room

Large balcony with great views

Parking for one car

0.1 miles from West Drayton Train Station (Elizabeth Line)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

The apartment benefits from a large balcony, parking for one car, on-site bike storage, communal gardens and access to a communal roof terrace.

Location

Fitzroy Court is a ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



Schools:

St Matthew's CofE Primary School 0.2 miles
St Catherine Catholic Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington 2.4 miles



Car:

M4, A40, M25, M40



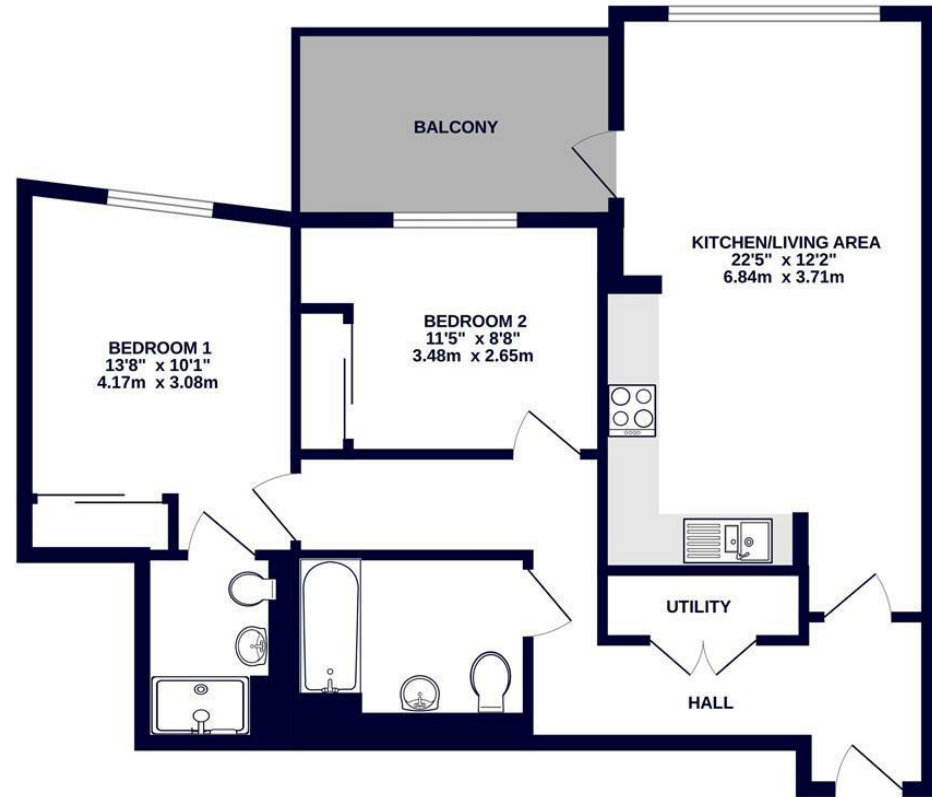
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



5TH FLOOR 707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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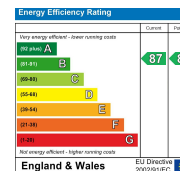


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