

# 1 Pennyroyal Drive

West Drayton • • UB7 9GX  
Offers In Excess Of: £265,000



coopers  
est 1986



# 1 Pennyroyal Drive

West Drayton • • UB7 9GX

A spacious one bedroom first floor apartment found on the popular modern development, Drayton Garden Village, just moments from the train station (Elizabeth Line) making it ideal for first time buyers and investors alike. The property is brought to the market with no further chain with accommodation on offer consisting of spacious hallway, large utility cupboard, a 27ft open plan living/dining room with fitted kitchen, equally spacious 13ft x 11ft bedroom with built in wardrobe and modern bathroom suite.

No chain

One bedroom apartment

First floor

529 sq.ft

Balcony & Juliet Balcony

27ft x 11ft Kitchen/Living area

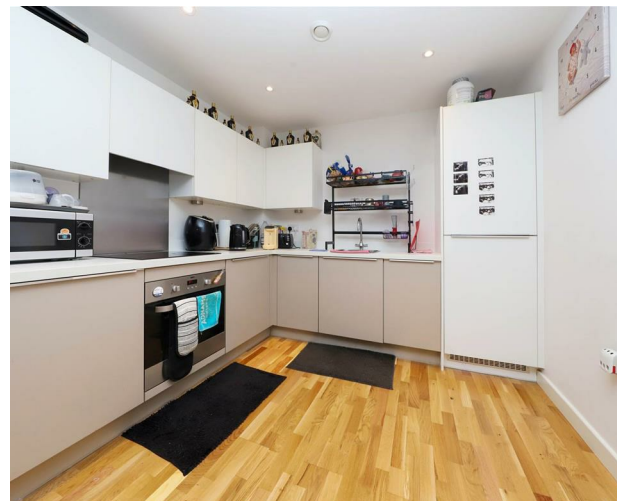
13ft x 11ft Bedroom

Allocated parking space for one car

Well maintained communal gardens

Half a mile from the Train Station

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

There is a spacious, east facing, balcony which is accessible from the living, the apartments also benefits from an additional Juliet balcony in the bedroom. There is also an allocated parking space for one car.

### Location

Windsor Court is a modern apartment block situated on the much sought after Drayton Garden Village Development, located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good 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:

West Drayton Academy 0.3 miles  
Cherry Lane Primary School 0.6 miles  
Laurel Lane Primary School 0.7 miles



### Train:

West Drayton 0.5 miles  
Hayes & Harlington 1.8 miles  
Iver 2.0 miles



### Car:

M4, A40, M25, M40



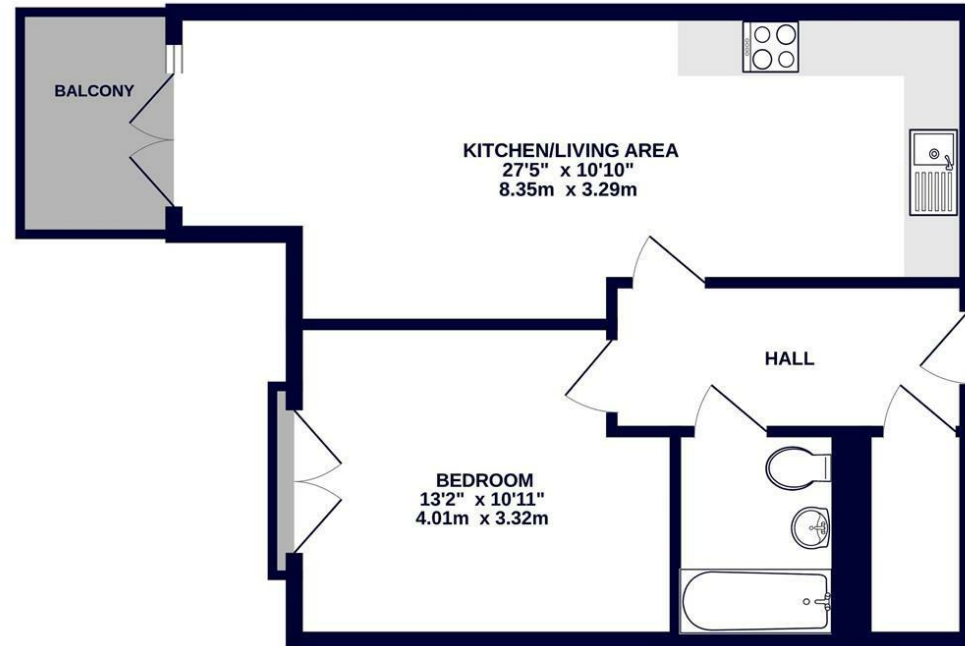
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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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CoopersResidential.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.