

Admiralty Close

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



coopers
est 1986

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West Drayton • • UB7 9NJ

A delightful two bedroom, two bathroom first floor apartment that is brought to the market with the benefit of no chain and enjoys spacious accommodation stretching to 640 Sq Ft. The apartment briefly consists of entrance hallway, a 18ft living/dining room leading to the fitted kitchen. There are two double bedrooms, the master with en-suite in addition to the family bathroom.

First floor apartment

Two bedrooms

Two bathrooms

Spacious 18ft living room

Combi boiler

640 sq.ft

Residence parking

Well tended communal gardens

No chain

Popular location close to the 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

The property is set in well tended communal grounds and there is also residents parking.

Location

Admiralty Close is a popular and well placed modern development in West Drayton, situated just a short walk from West Drayton High Street with all its local shops and amenities including West Drayton Train station (Elizabeth Line). Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars.



Schools:

West Drayton Academy 0.2 miles
St Matthew's CofE Primary School 0.4 miles
The PRIDE Academy 0.7 miles



Train:

West Drayton Station 0.3 miles
Iver Station 1.8 miles
Hayes & Harlington Station 2.0 miles



Car:

M4, A40, M25, M40



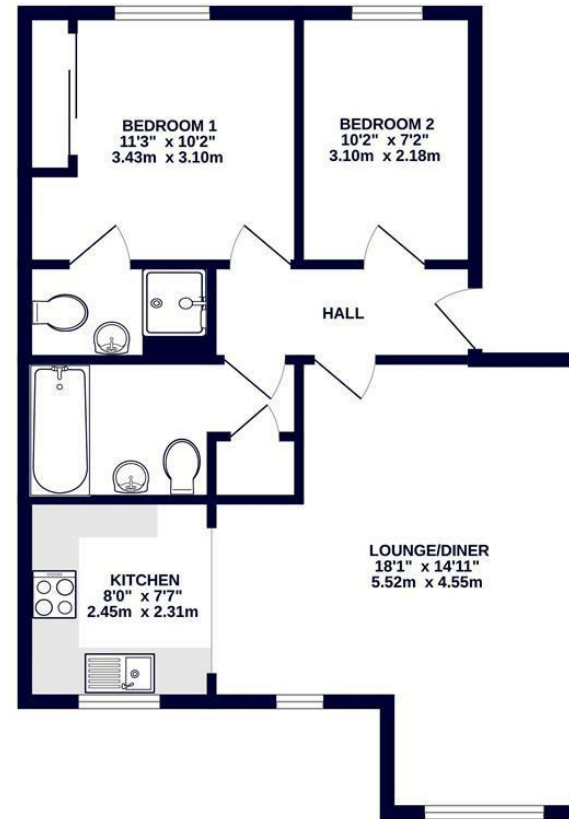
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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.
Made with Metrepx 12/2024.



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		03 December 2022/01/2024	

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.