

10, Wintergreen Boulevard

West Drayton • • UB7 9GU
Offers In Excess Of: £315,000



coopers
est 1986

10, Wintergreen Boulevard

West Drayton • • UB7 9GU

A stunning two double bedroom second floor apartment, offering sizeable living accommodation up to 687 sq. ft. The interiors are well presented and there is plenty of natural light throughout, setting the benchmark for the contemporary lifestyle. The property is chain free and the floorplan consists of, hallway, storage cupboard, spacious 16ft master bedroom with integrated wardrobe and ensuite, 16ft second bedroom, three piece family bathroom and 24ft open plan living area with a modern fitted kitchen.

0.6 miles from West Drayton Train Station (Elizabeth Line)

No chain

First floor

Two double bedrooms

Two bathrooms

24ft x 11ft open plan Kitchen/Living room

Balcony

Lift access

Gated, secure parking for one car

Well tended communal gardens

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

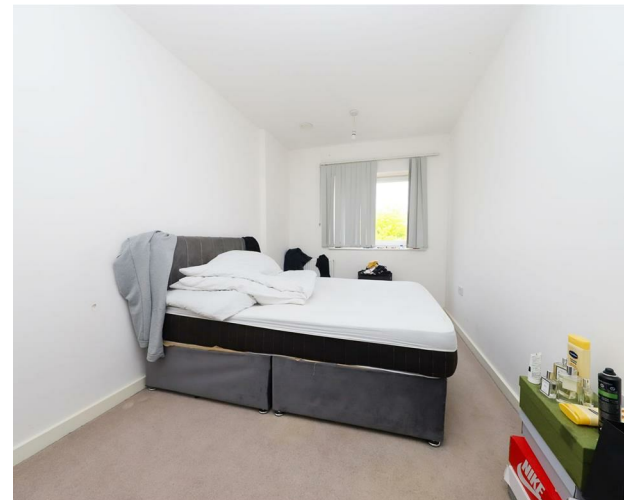
A stunning two double bedroom second floor apartment, offering sizeable living accommodation up to 687 sq. ft. The interiors are well presented and there is plenty of natural light throughout, setting the benchmark for the contemporary lifestyle. The property is chain free and the floorplan consists of, hallway, storage cupboard, spacious 16ft master bedroom with integrated wardrobe and ensuite, 16ft second bedroom, three piece family bathroom and 24ft open plan living area with a modern fitted kitchen.

Outside

The development and block benefit from well tended communal gardens and there is a secure allocated parking space for one car which is undercroft and gated. The apartment further benefits from a private balcony which is accessible from the living room.

Location

Clovelly 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 also within easy reach.





Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.6 miles
St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton Station 0.6 miles
Hayes & Harlington Station 1.7 miles
Iver Station 2.0 miles



Car:

M4, A40, M25, M40



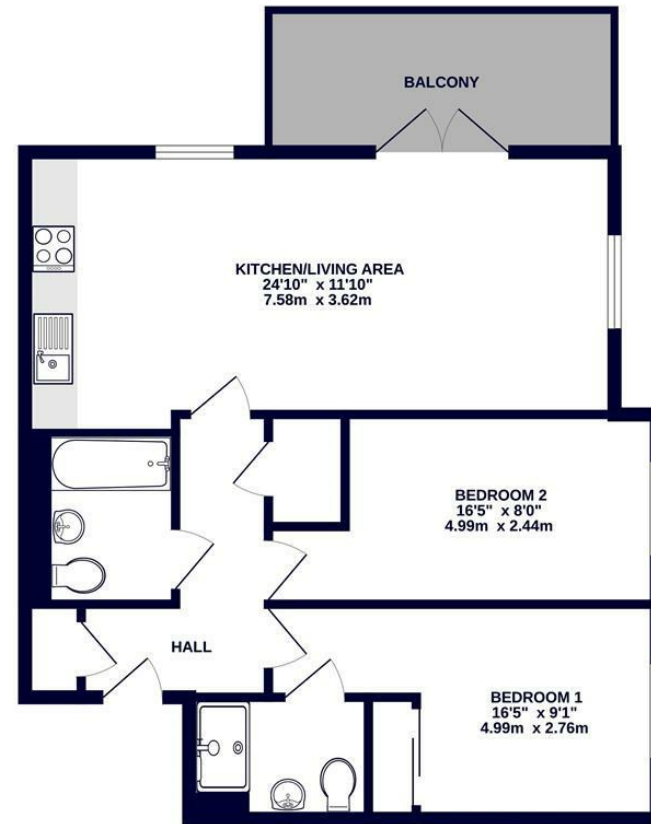
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



4TH FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		84	84

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.