

# 3 Pennyroyal Drive

West Drayton • • UB7 9GX

Guide Price: £380,000



coopers  
est 1986

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West Drayton • • UB7 9GX

A unique opportunity to obtain this truly stunning two bedroom, top floor apartment that is brought to the market with no chain and provides additional benefits purchased from new. The accommodation on offer comprises of, entrance hall, storage cupboard, utility cupboard, 12ft master bedroom with spacious fitted wardrobe and en-suite bathroom, second double bedroom, highly attractive family bathroom suite and open plan 18ft living/dining/kitchen area with fitted appliances.

Dual aspect

Top floor apartment

Two double bedrooms

Two bathrooms

Great condition throughout

735 sq.ft

Two allocated, covered parking spaces

Lift access

Communal garden & grounds

No chain

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 balcony which is accessible from the living room with fantastic views of the surrounding areas. The block also benefits from a first floor communal roof terrace. There are also two allocated parking spaces, one of which was purchased additionally from new and have the benefit of being covered, gated and secure.

### 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



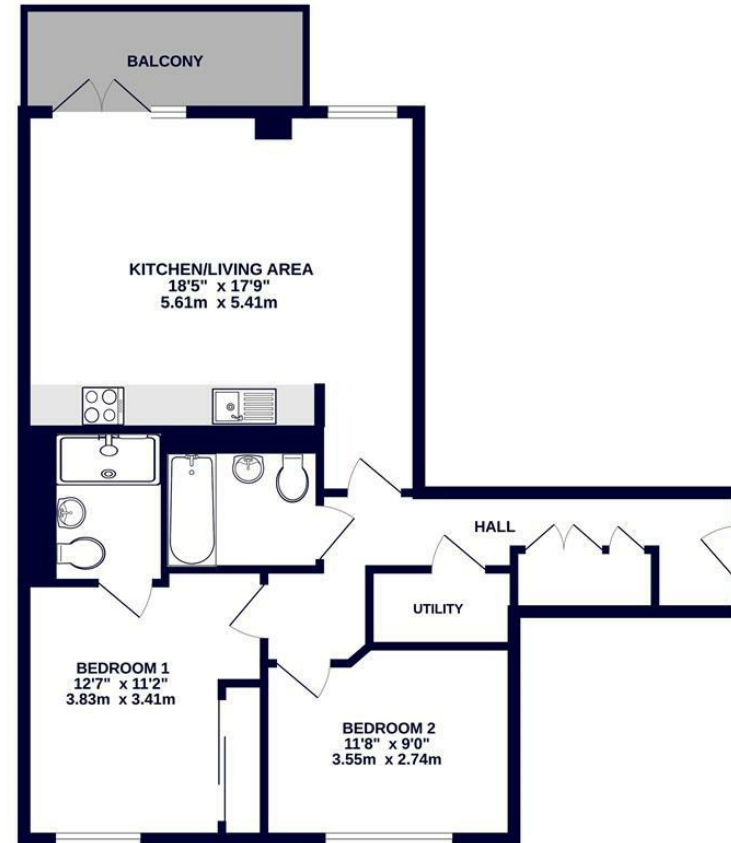
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



4TH FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
Least energy efficient - higher running costs	G		
England & Wales		85	85

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.