

# Admiralty Close

West Drayton • • UB7 9NJ  
Offers In Excess Of: £270,000



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est 1986

# Admiralty Close

West Drayton • • UB7 9NJ

This two bedroom, two bathroom second floor apartment is found on a popular modern development just moments from the train station making it ideal for investors and first time buyers alike. The accommodation on offer briefly consists of entrance hallway, a 16ft open plan living room and fitted kitchen, there is a master bedroom with an en suite attached, as well as a second double bedroom and a family bathroom.

Two double bedrooms

Second floor

Sought after development

Great condition throughout

Close to the station

No chain

630 sqft

EPC rating - B

Residents parking

Ideal first time buy

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**

This development contains communal gardens with children's play areas, and has resident and visitors 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 1.7 miles  
Hayes & Harlington Station 2.0 miles



### Car:

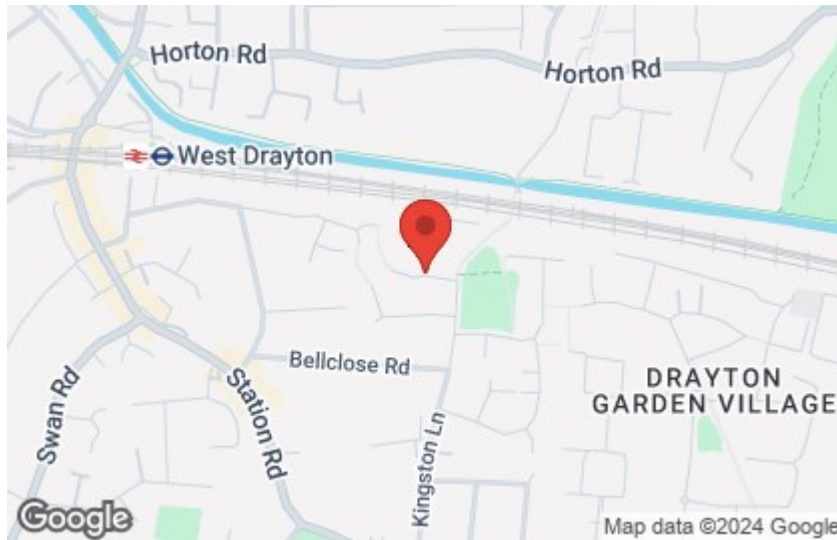
M4, A40, M25, M40



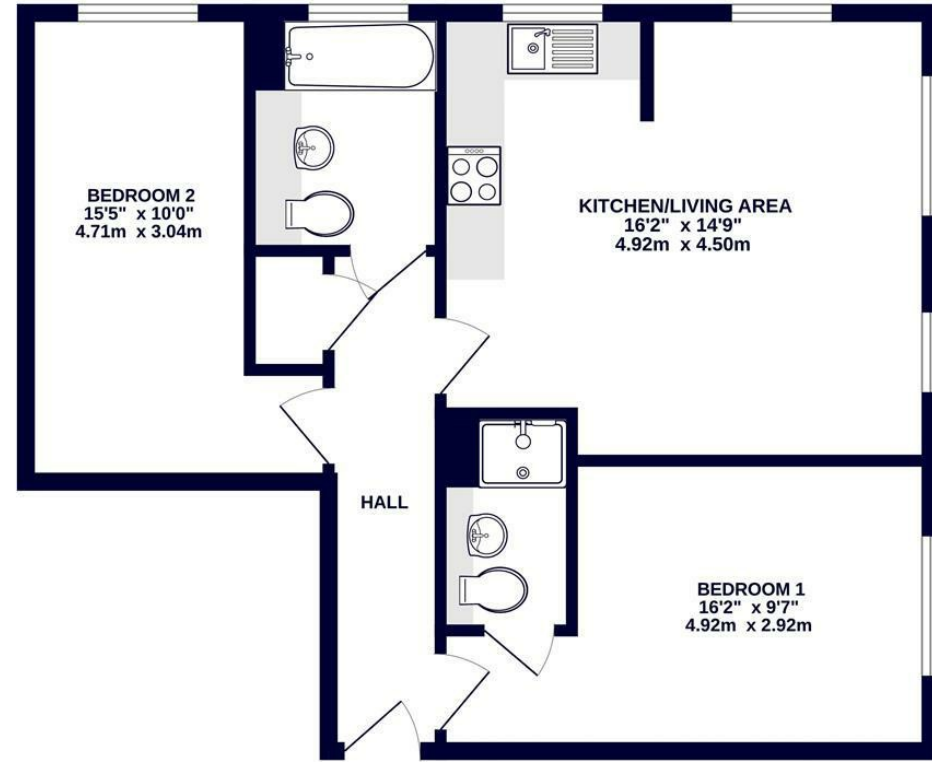
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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		
Least 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.