

Trout Road

West Drayton • • UB7 7FX
Guide Price: £310,000



coopers
est 1986

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Occupying a highly sought after position just off the High Street, is this two bedroom canal facing apartment which is situated on the second floor.

The property is immaculately presented and offers modern sleek finishes throughout creating a light and airy living space. The accommodation on offer comprises entrance hall, 11ft fitted kitchen opening on to a 15ft lounge/diner with balcony, 11ft master bedroom, 12ft second bedroom, family bathroom and lastly the spacious storage cupboard.

Canal side development

Balcony with waterfront views

Two bedroom apartment

Second floor

Immaculate condition throughout

Open plan kitchen/dining/living room

Sublime bathroom suite

Lift access

Allocated, gated parking

0.3 miles 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 south-west balcony accessible from the living room that overlooks the Grand Union Canal. There is also an allocated parking space for one car which benefits from being gated and secure. The development also boasts well tended communal gardens.

Location

Rowlock House is a modern apartment block located within a short walk of West Drayton High Street with its variety of shops including Tesco & Aldi superstores (located next door) and the Train station, benefitting from the popular Elizabeth Line providing fast and frequent access into London. Reaching Paddington in 25 minutes and Canary Wharf in 50 minutes. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Matthew's CofE Primary School 0.2 miles
Rabbsfarm Primary School 0.3 miles
St Catherine Catholic Primary School 0.6 miles



Train:

West Drayton Station 0.3 miles
Iver Station 1.3 miles
Uxbridge Station 2.2 miles



Car:

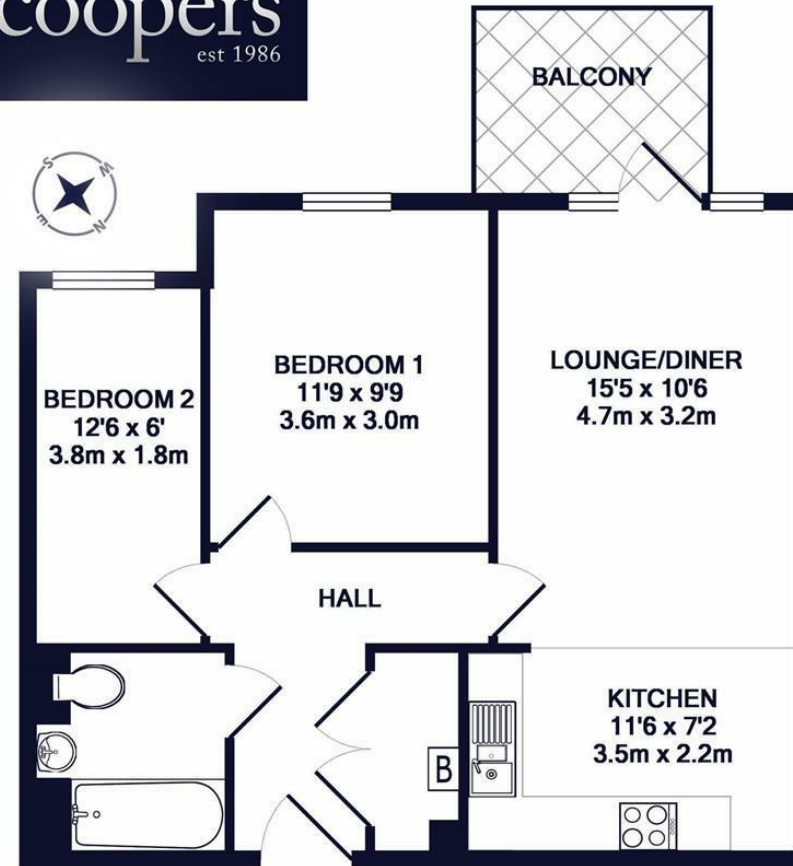
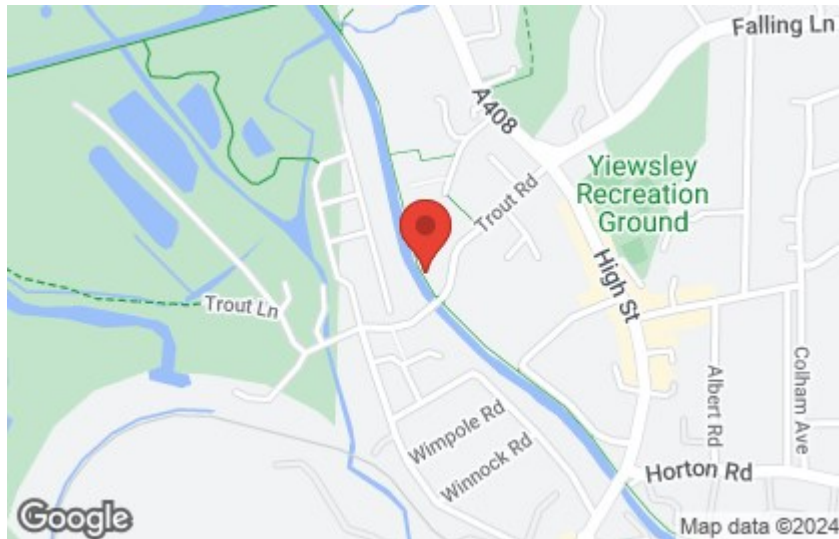
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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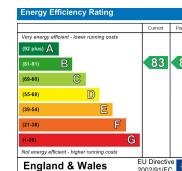
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