

4a Garnet Place

West Drayton • • UB7 7GF
Offers In Excess Of: £390,000



coopers
est 1986

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Located within the highly prized Padcroft development which creates a feeling of relaxed luxury and benefits from serene walkways, on-site cycle stores and underground parking is this stunning two bedroom, two bathroom first floor apartment. The spacious accommodation stretches to 788 sq.ft and boasts an array of natural light with it's South facing orientation.

First floor apartment

Two double bedrooms

Large private terrace

Two bathrooms

22ft x 14ft open plan Living/Kitchen/Dining area

16ft x 15ft Master bedroom

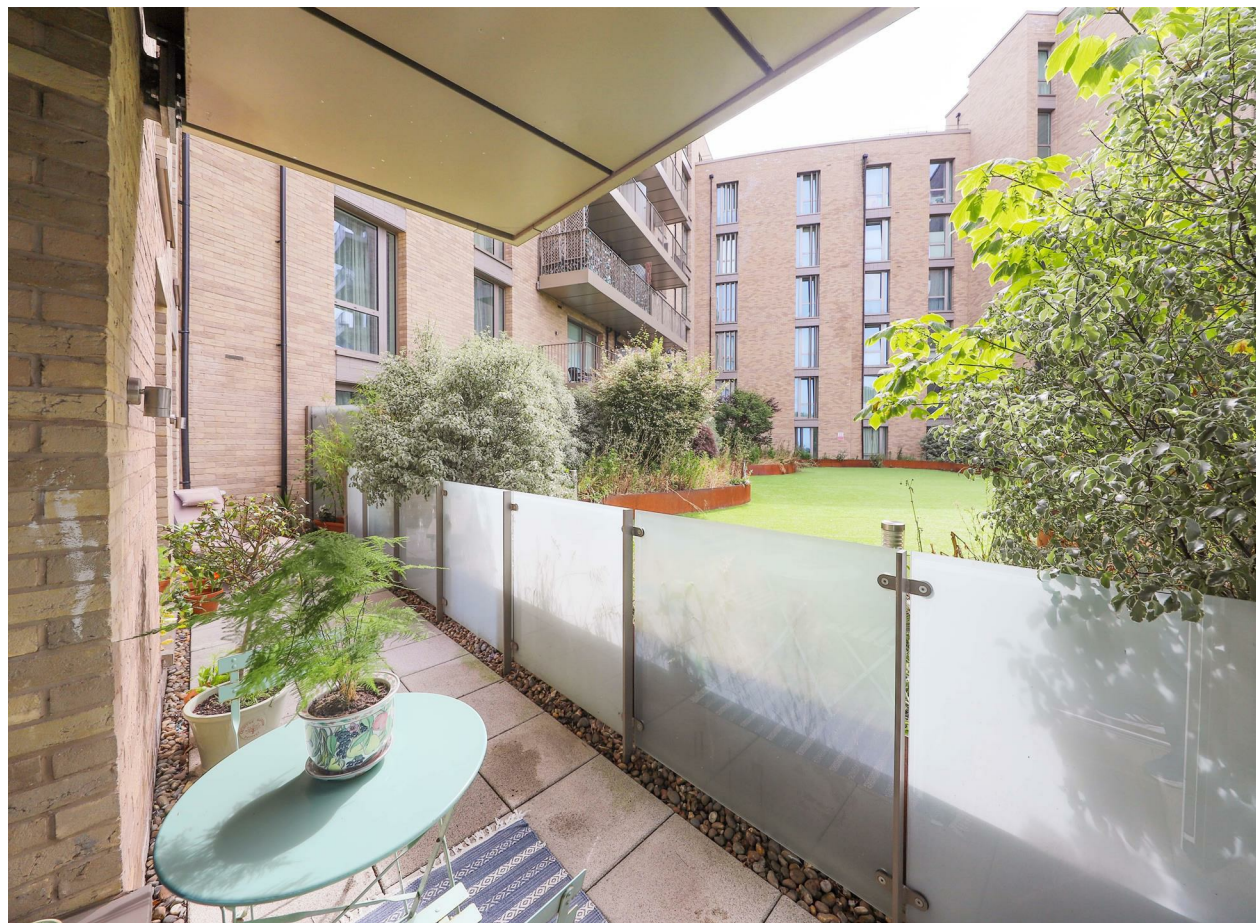
South facing

Gated parking for one car

Ultra modern development

Prime location a stone's throw 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

The accommodation consists of entrance hall, a storage cupboard, an ultra modern 22ft open plan Living/dining room/kitchen with built in appliances and terrace access, a utility cupboard, exquisite family bathroom, 11ft second bedroom and 16ft master bedroom with the benefit of a walk in wardrobe and en-suite bathroom.

Outside

The apartment benefits from a South facing terrace overlooking the spacious and well tended communal garden, gated parking for one car and on-site bike storage.

Location

Broughton Court is a ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic 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:

St Matthew's CofE Primary School 0.2 miles
St Catherine Catholic Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington 2.4 miles



Car:

M4, A40, M25, M40



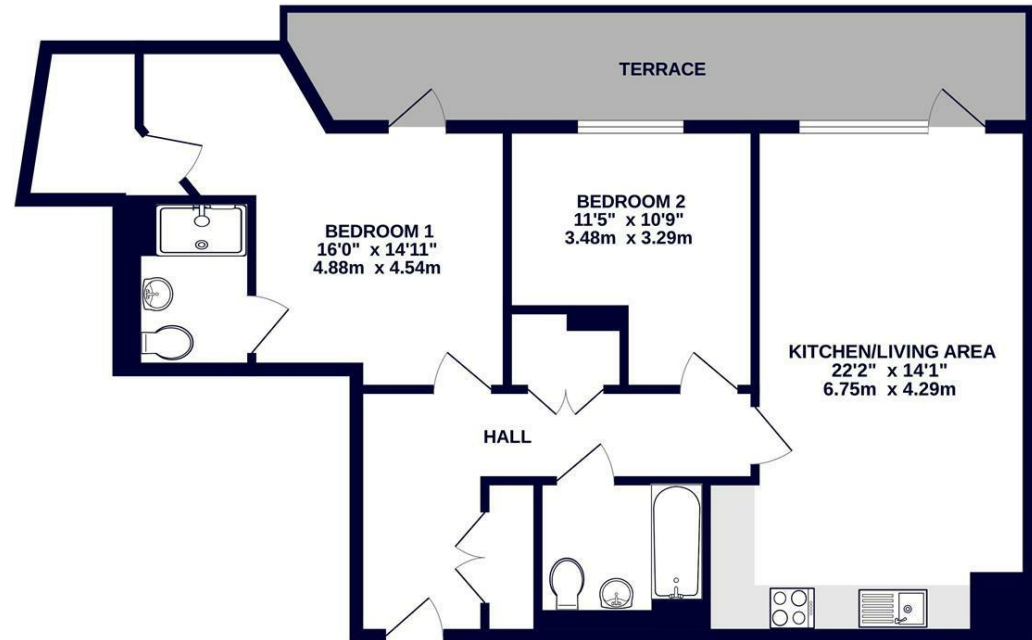
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR 788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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		86B	86

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.