

Admiralty Close

West Drayton • • UB7 9NJ

Guide Price: £265,000



coopers
est 1986

Admiralty Close

West Drayton • • UB7 9NJ

A delightful, well appointed two bedroom flat with plenty of natural light, found in an ultra convenient location just moments from the train station with the added advantage of being offered to the market chain free. The property is perfect for those looking to take their first step on the property ladder whilst also making a sound investment. Briefly the accommodation consists of entrance hallway, a 16ft living room, 7ft modern fitted kitchen, two two well-maintained bathrooms (one en-suite to the master) and also a good-sized family bathroom.

No chain

Second floor apartment

Two bedrooms

Two bathrooms

16ft x 15ft Living room

Modern fitted kitchen

13ft x 10ft Master bedroom

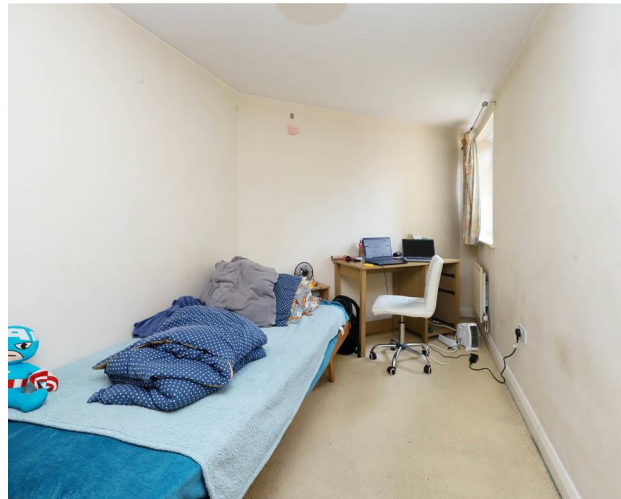
15ft Second bedroom

Ample residents parking

0.3 miles from West Drayton 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 are well tended communal gardens throughout and residents parking.

Location

Admiralty Close is a popular and well placed modern development with strong community ties in West Drayton constructed in 2007, situated just a short walk from West Drayton High Street with all its local shops and amenities including West Drayton Train station with the fantastic advantage of the 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:

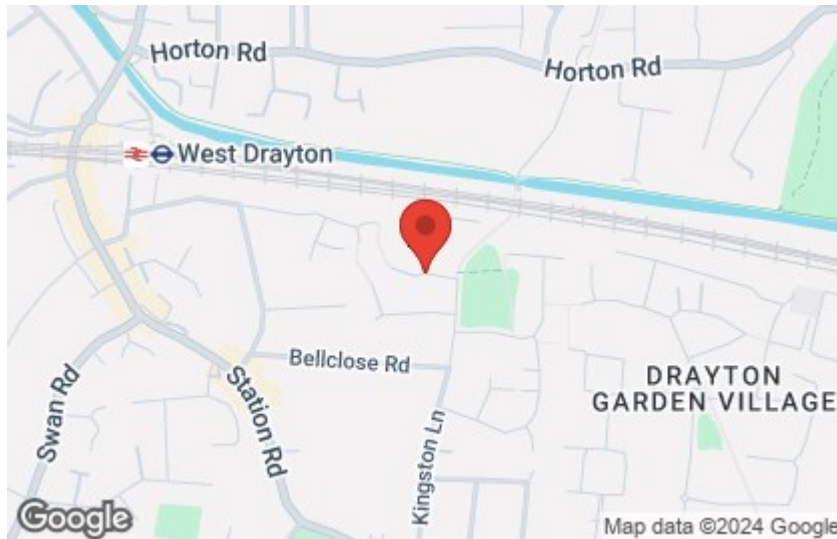
M4, A40, M25, M40



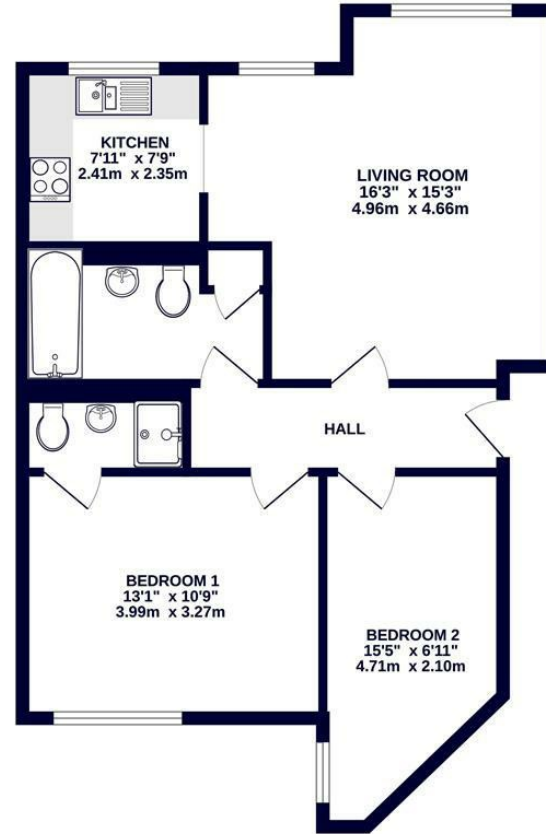
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

England & Wales
EPC Directorate
2022/01/10

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.