

Warwick Road

West Drayton • • UB7 9GZ

Guide Price: £290,000



coopers
est 1986

Warwick Road

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This property boasts a large open plan living/dining/kitchen area, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The apartment also features a modern bathroom. Situated in a convenient location, this property offers easy access to the station (Elizabeth Line), making your commute a breeze. Additionally, the inclusion of an allocated parking space ensures that you'll always have a secure spot for your vehicle, as well as visitor spaces for when friends and family visit.

One bedroom

Allocated parking

514sqft

Ideal for first time buyers

Walking distance from the station (Elizabeth Line)

Modern finish

Great condition throughout

Private balcony

20ft living/dining/kitchen area

14ft bedroom

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 communal roof garden accessible to all residents whilst the apartment has it's own private outside space via a balcony. There is also an allocated parking bay for one car with additional visitor parking.

Location

Carriages, Pullman Court by Patrick Ruddy Homes is an exclusive and contemporary collection of just 22 one and two bedroom apartments all built to exacting standards designed to suit the modern lifestyle. Exceptionally well placed being found only moments from West Drayton station which benefits from the Crossrail network providing fast & frequent services in and out of London. The High Street with its wide variety of shops & independent eateries is just a stone's throw whilst the vibrancy of Uxbridge town centre with its two shopping centres & multi screen cinema is only 3 miles away.



Schools:

St Matthew's CofE Primary School 0.2 miles
West Drayton Primary School 0.4 miles
St Catherine Catholic Primary School 0.4 miles



Train:

West Drayton Station 0.0 miles
Iver Station 1.5 miles
Hayes & Harlington Station 2.3 miles



Car:

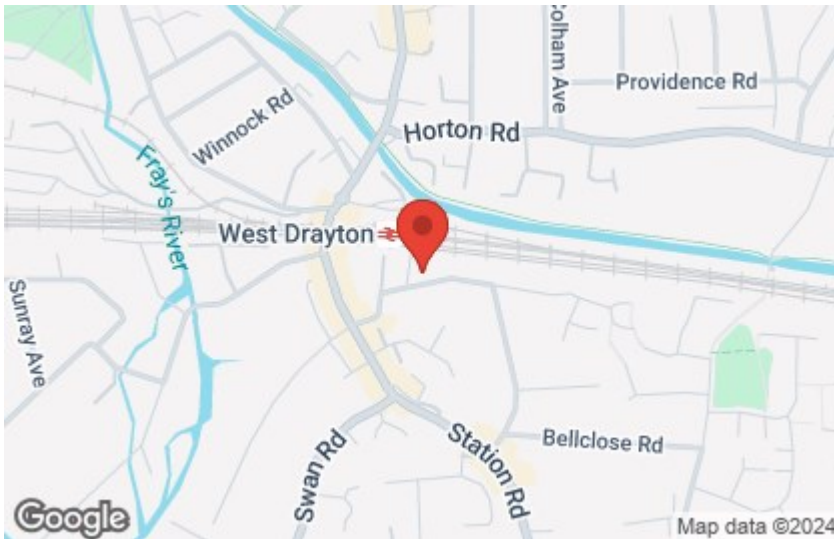
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 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	85	85
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 Directive
2002/91/EC

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.