

6 Wintergreen Boulevard

West Drayton • • UB7 9GU

Guide Price: £360,000



coopers
est 1986

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A unique and sizeable two bedroom, two bathroom ground floor apartment offering it's own private garden terrace and offered to the market with the benefit of no chain. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 850 sq. ft. the living accommodation starts with a large entrance hall, utility cupboard, family bathroom, 25ft x 11ft open plan kitchen/living/dining room with terrace access, 13ft double second bedroom and 13ft master bedroom with the advantage of an ensuite. Both benefit from built in wardrobes.

No chain

854 sq.ft

Ground floor apartment

Two double bedrooms

Two bathrooms

Full width private terrace

Great condition throughout

Gated, undercroft parking

Sought after development

0.5 miles from West Drayton Train Station (Elizabeth Line)

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

Doors from the living room open onto the private garden terrace which offers superb outdoor space being the width of the apartment and there is an allocated parking spot which is gated and secure. The apartment block also has a bike store and communal garden located on the first floor.

Location

Clovelly Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.





Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.6 miles
St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton Station 0.6 miles
Hayes & Harlington Station 1.7 miles
Iver Station 2.0 miles



Car:

M4, A40, M25, M40



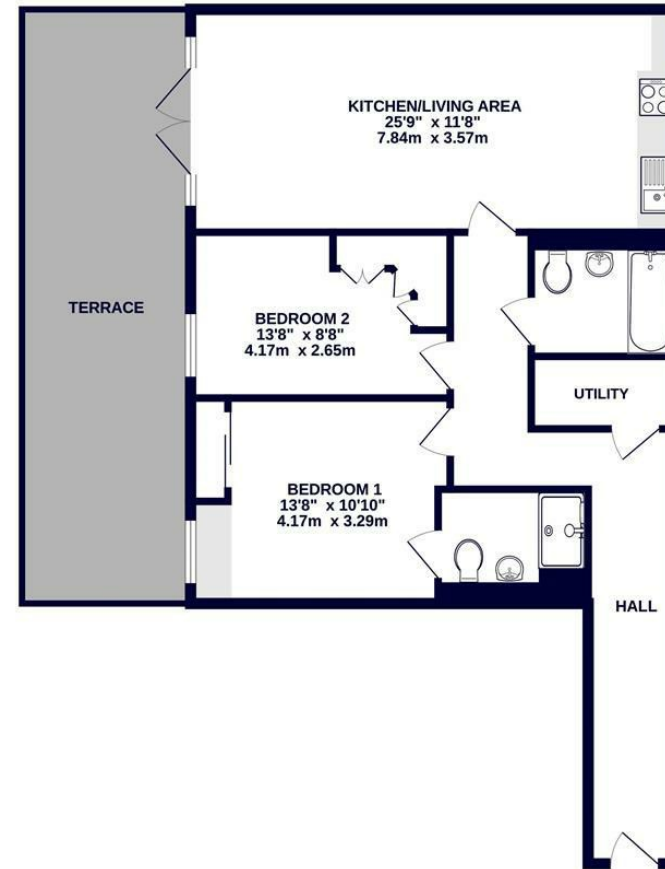
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 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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CoopersResidential.co.uk

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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - 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.