

Knowles Close

West Drayton • • UB7 8LY
Offers In Excess Of: £260,000



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Knowles Close

West Drayton • • UB7 8LY

Offered to the market with the benefit of no further chain is this, well appointed two bedroom ground floor apartment found in a much sought after development only moments from the train station and High Street. This light and airy property is perfect for those looking to take their first step on the property ladder whilst also making a sound investment and briefly consists of entrance hallway, two double bedrooms, sublime bathroom suite, ample storage and a 11ft living room leading to the 9ft fitted kitchen.

No chain

Ground floor apartment

Two double bedrooms

Direct access to the communal garden

11ft x 11ft dual aspect living room

Fitted kitchen

Attractive bathroom

Two allocated parking spaces

Over 950 years remaining on the lease

Ideal first time/investment buy

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

The property benefits from two allocated parking spaces as well as direct access to the communal garden at the rear of the block via french doors in the living room. Knowles Close also boasts well tended communal grounds.

Location

Knowles Close is perfectly positioned, just a short distance from West Drayton High Street with its wide range of independent shops, international eateries, restaurants, schools and West Drayton station with its direct access to central London via the Elizabeth Line. Locally there are a variety of amenities with Stockley Park golf course, Brunel University, Heathrow Airport, Stockley Park business centre, Hillingdon Hospital and Uxbridge Town centre all within a short drive/bus journey. The M4/M25/A40 and M40 are all close by creating easy links to London and The Home Counties.



Schools:

St Matthew's CofE Primary School 0.2 miles
 West Drayton Academy 0.3 miles
 St Catherine Catholic Primary School 0.5 miles



Train:

West Drayton 0.1 miles
 Iver 1.6 miles
 Hayes & Harlington 2.2 miles



Car:

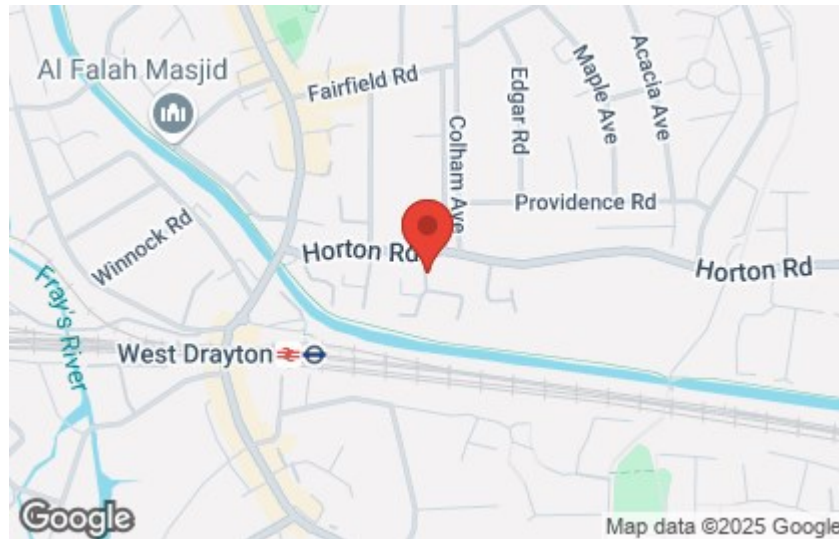
M4, A40, M25, M40



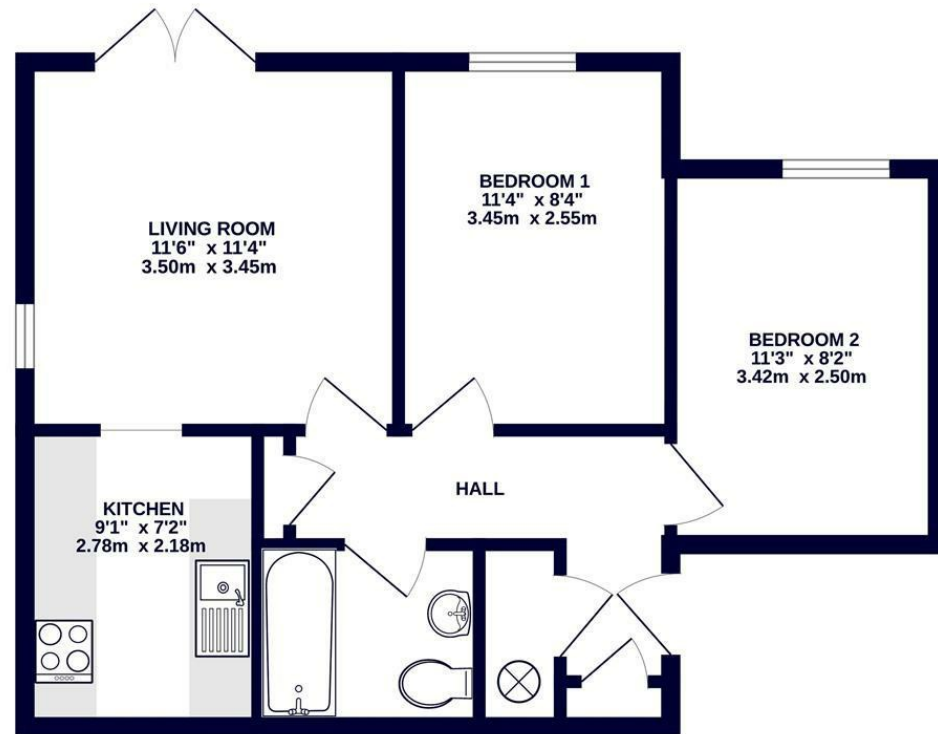
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 499 sq.ft. (46.4 sq.m.) approx.



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TOTAL FLOOR AREA: 499 sq.ft. (46.4 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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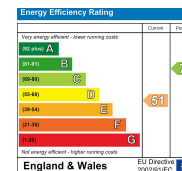
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