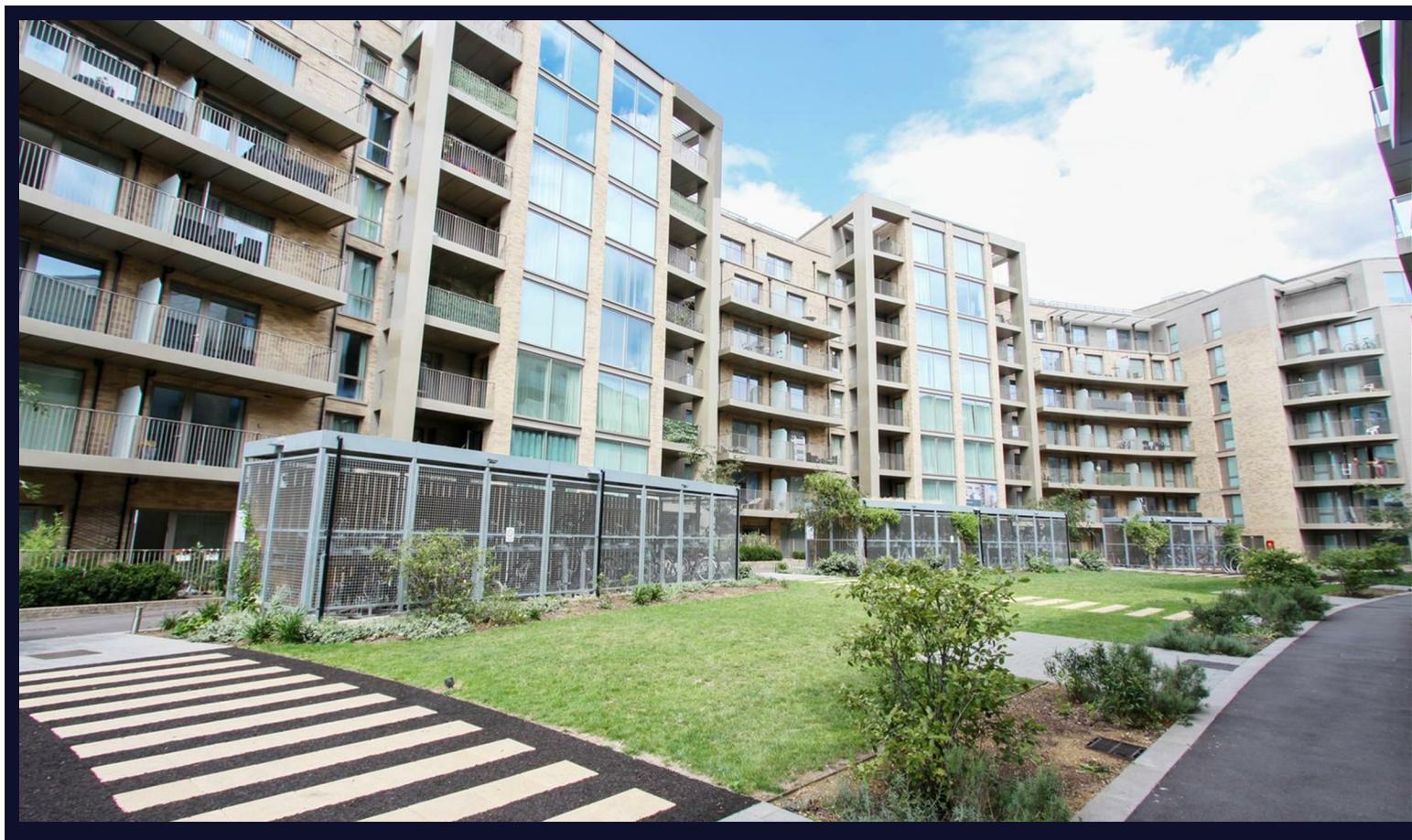


2 Garnet Place

West Drayton • Middlesex • UB7 7GB

Guide Price: £375,000



coopers
est 1986

2 Garnet Place

West Drayton • Middlesex • UB7 7GB

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 fourth floor apartment. The accommodation consists of entrance hall, storage cupboard, 11ft double second bedroom, exquisite family bathroom, master bedroom with the benefit of fitted wardrobes and en-suite bathroom, utility cupboard and an ultra modern 17ft open plan kitchen/dining/living room with balcony access.

No chain

Fourth floor apartment

Two double bedrooms

Two bathrooms

Spacious balcony

Underfloor heating

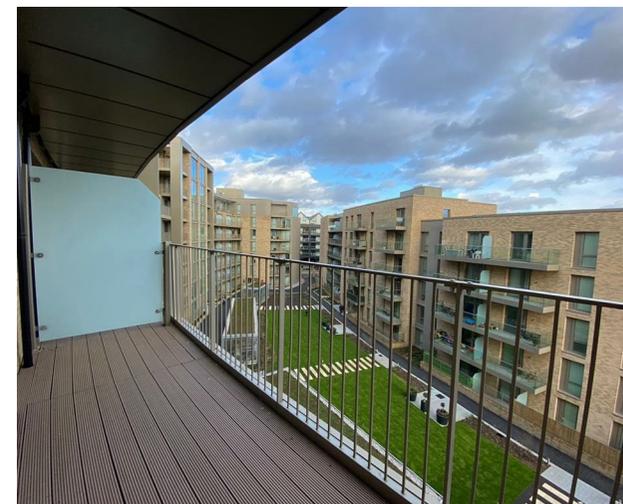
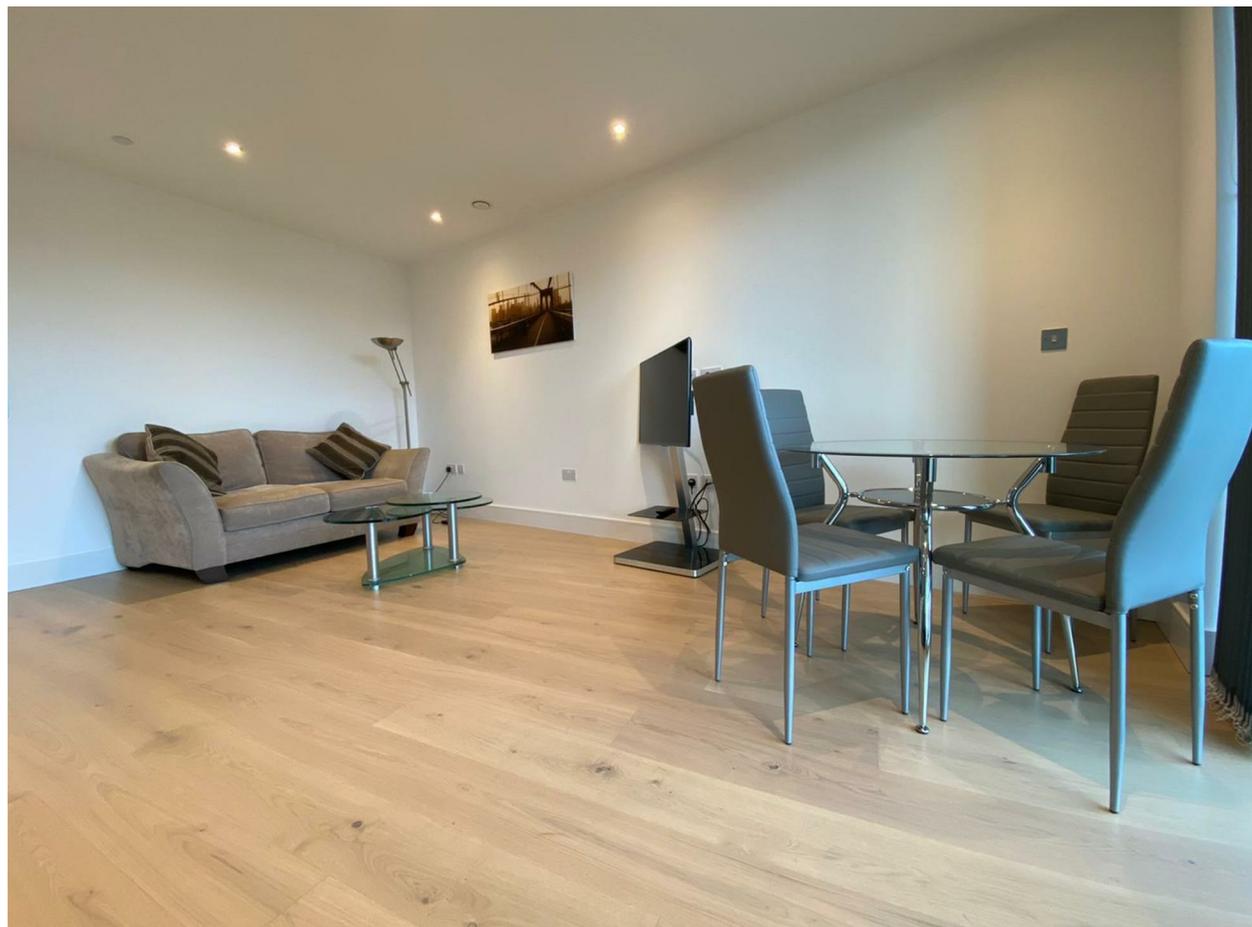
Lift access

Parking for one car

Ultra modern development

0.1 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

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 fourth floor apartment. The accommodation consists of entrance hall, storage cupboard, 11ft double second bedroom, exquisite family bathroom, master bedroom with the benefit of fitted wardrobes and en-suite bathroom, utility cupboard and an ultra modern 17ft open plan kitchen/dining/living room with balcony access.

Outside

The apartment benefits from a large balcony, parking for one car, on-site bike storage, communal gardens and access to a communal roof terrace.

Location

Fitzroy Court is an 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:

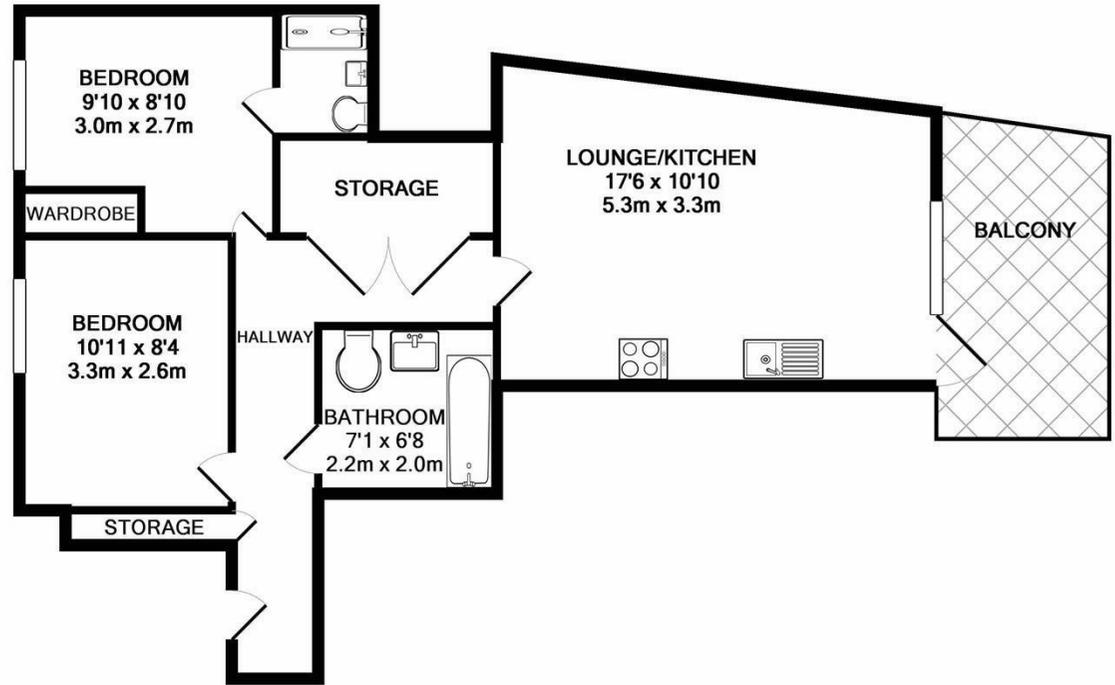
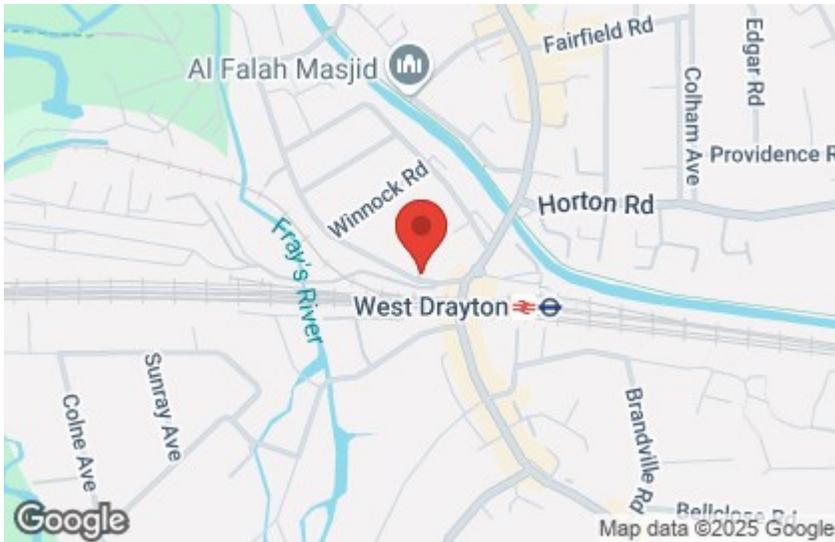
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - highest running costs	G		
England & Wales		87	87

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.