# Thorney Mill Road

West Drayton • • UB7 7DL Offers In Excess Of: £265,000





# Thorney Mill Road West Drayton • • UB7 7DL

A delightful two bedroom, ground floor apartment located within this enviable riverside development. The property is brought to the market with the added advantage of no chain and is extremely well presented throughout making it the ideal first time buyer.





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

This exquisite apartment comprises entrance hall, two storage cupboards, 12ft master bedroom, 9ft second bedroom, sublime three piece family bathroom, spacious open plan living/dining room that leads to the modern fitted kitchen and there is access to the communal area.

#### Outside

The apartment is located in a quiet development offering views of the river and well kept grounds. There is also an allocated parking space for one car as well as numerous visitor parking spots available.

#### Location

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# Schools:

St Catherine Catholic Primary School 0.3 miles St Martin's Church of England Primary School 0.5 miles Laurel Lane Primary School 0.5 miles



F

# Train:

West Drayton 0.8 miles Iver 1.2 miles Heathrow Terminal 5 2.1 miles



Car: M4, A40, M25, M40



D

Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sql, t(.54.1 sql, m) approx. Whild revery tetraper has been made be ensure the accessory of the foorstan considered here, measurements of doors, vierdows, nooms and any other terms are approximate and no responsibility is taken for any error, omssion or miss atterment. This plan is to in illustrative purposes only and abund be used as sub by any prospective purchase. The envices, systems and applicinces shown have not been tested and no guarantee and the envices. Systems and applications (s201).



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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.