

13 Cherry Lane

West Drayton • • UB7 9HB
Offers In Excess Of: £250,000



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Nestled on Cherry Lane, West Drayton, this delightful first-floor apartment presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The generous sized reception room allows for plenty of space along side an open plan kitchen/dining area. Situated in a desirable location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy a balanced lifestyle.

Two double bedrooms

Apartment

First floor

Allocated parking

Well manicured communal gardens

Ideal for first time buyers

No chain

Lease extended upon completion

Convenient location

16ft Living room

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 an allocated parking space as well as a visitor parking permit. In addition there is a well kept communal garden for residents.

Location

Belvue Court is a popular and well placed modern development in West Drayton, situated just a short distance from West Drayton High Street with all its local shops and amenities including West Drayton Train station (Crossrail). Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars.



Schools:

Cherry Lane Primary School 0.1 miles
 St Martin's Primary School 0.5 miles
 Laurel Lane Primary School 0.5 miles



Train:

West Drayton station 0.9 miles
 Hayes & Harlington station 1.8 miles
 Heathrow Express Terminals 1, 2 & 3 1.9 miles



Car:

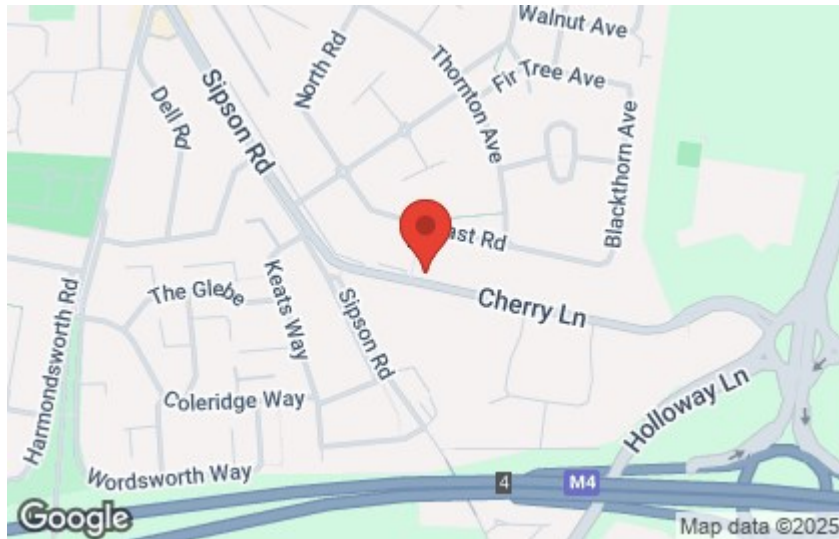
M4, A40, M25, M40



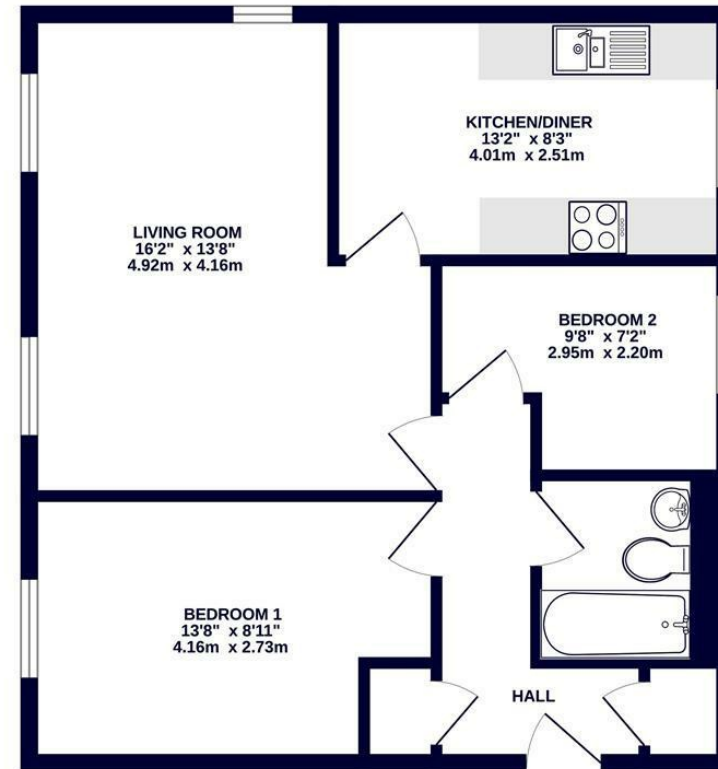
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 580 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA: 580 sq.ft. (53.9 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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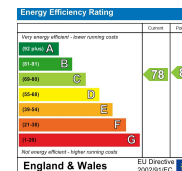
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