

# Lowdell Close

West Drayton • • UB7 8BB  
Offers In Excess Of: £230,000



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est 1986



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This ground floor maisonette would be an ideal purchase for those looking to take their first step onto the property ladder whilst also making a sound investment prospect, especially seeing as there are over 950 years left remaining on the lease. The well appointed accommodation on offer briefly consists hallway, 12ft living room, inner hallway that provides access to the 13ft kitchen, 10ft bedroom and bathroom.

Ground floor maisonette

One bedroom

12ft Living room

13ft Kitchen

10ft Bedroom with fitted wardrobe

Direct access to the communal garden

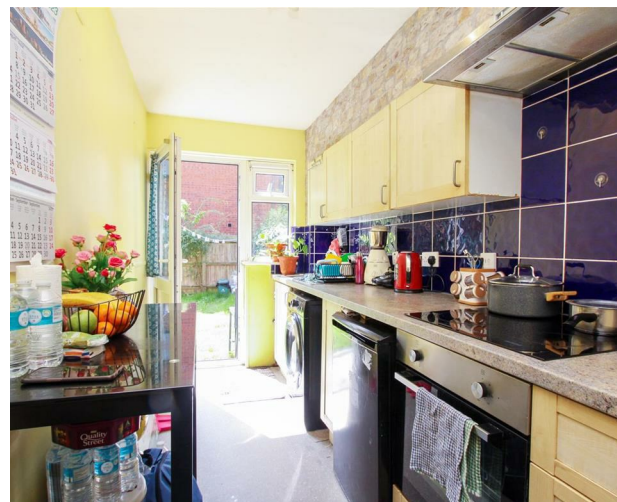
1 allocated parking space

950+ years left remaining on lease

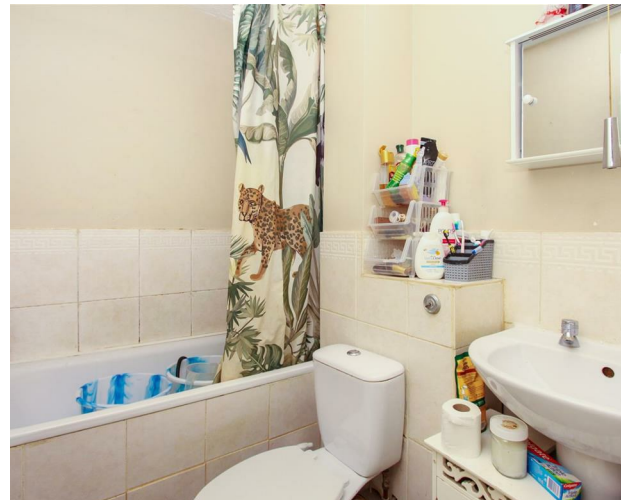
Low charges

Great location for local amenities and the Train Station

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 having one allocated parking space whilst there is also on-street parking. To the rear there is a well tended communal garden which the property has direct access to from the kitchen.

### **Location**

Lowdell Close is a popular development in Yiewsley, West Drayton, located close to Royal Lane, therefore offering easy access to local shops, Hillingdon Hospital, Brunel University & Stockley Business Park. West Drayton with its High Street & train station providing fast & frequent service in & out of London (Elizabeth Line) can also be found close by. Uxbridge town centre with its extensive array of shops, bars, restaurants & tube station is just a few miles away.



### Schools:

Rabbsfarm Primary School 0.3 miles  
Colham Manor Primary School 0.5 miles  
St Matthew's CoE Primary School 0.6 miles



### Train:

West Drayton 0.7 miles  
Iver 1.8 miles  
Uxbridge 1.8 miles



### Car:

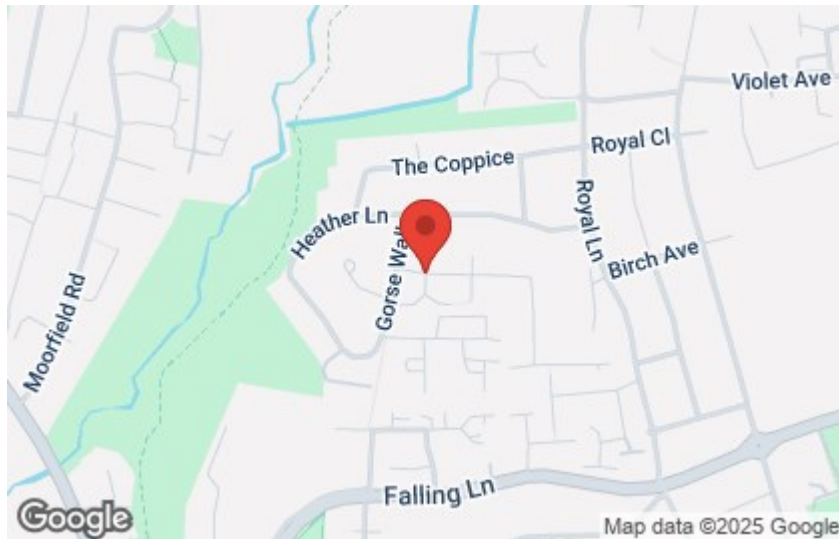
M4, A40, M25, M40



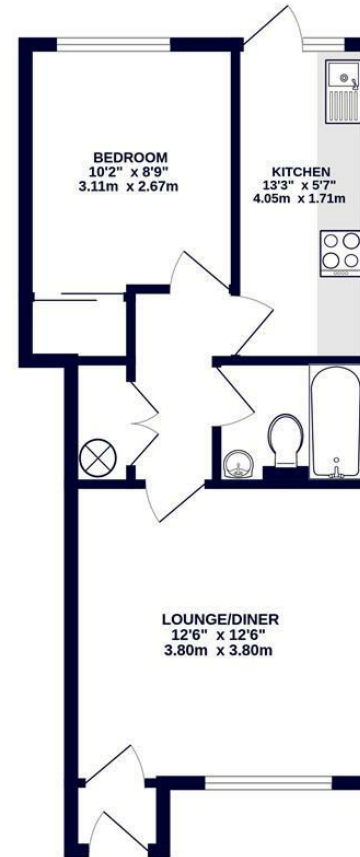
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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.  
Made with Metreplex 12/2023

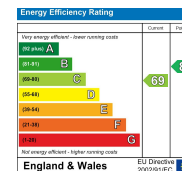
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.