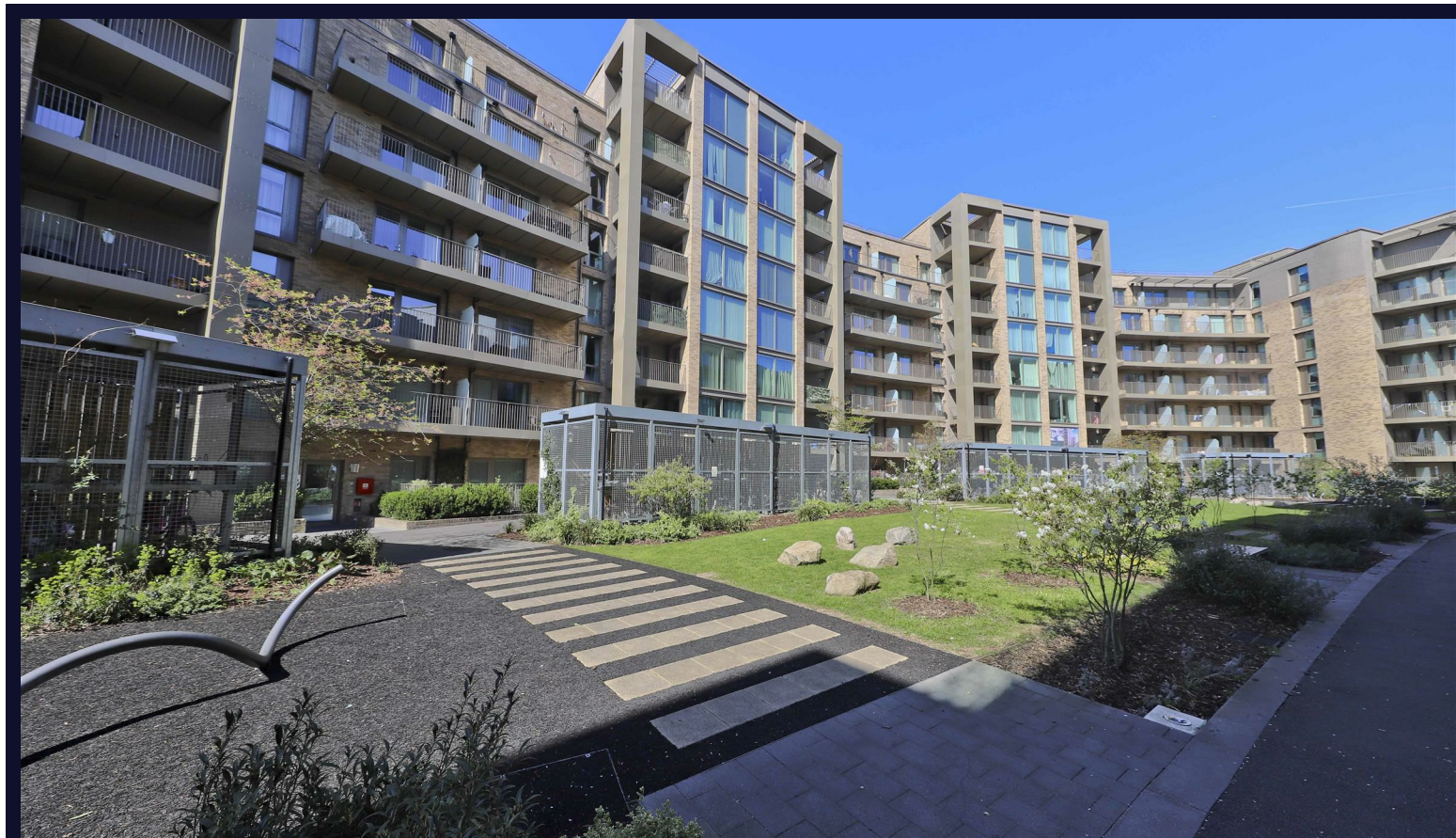


Garnet Place

West Drayton • • UB7 7GA

Guide Price: £370,000



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Garnet Place

West Drayton • • UB7 7GA

Welcome to this charming first-floor apartment located in the desirable area of Garnet Place, West Drayton. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even as a lucrative investment opportunity. The apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated. This property is presented in great condition, allowing you to move in with ease and enjoy your new home from day one. The absence of a chain means a smoother transaction, allowing for a quicker move-in date, which is particularly appealing in today's fast-paced market.

Two bedroom

No chain

Great condition throughout

First floor

727 sqft

17ft master bedroom with fitted wardrobes

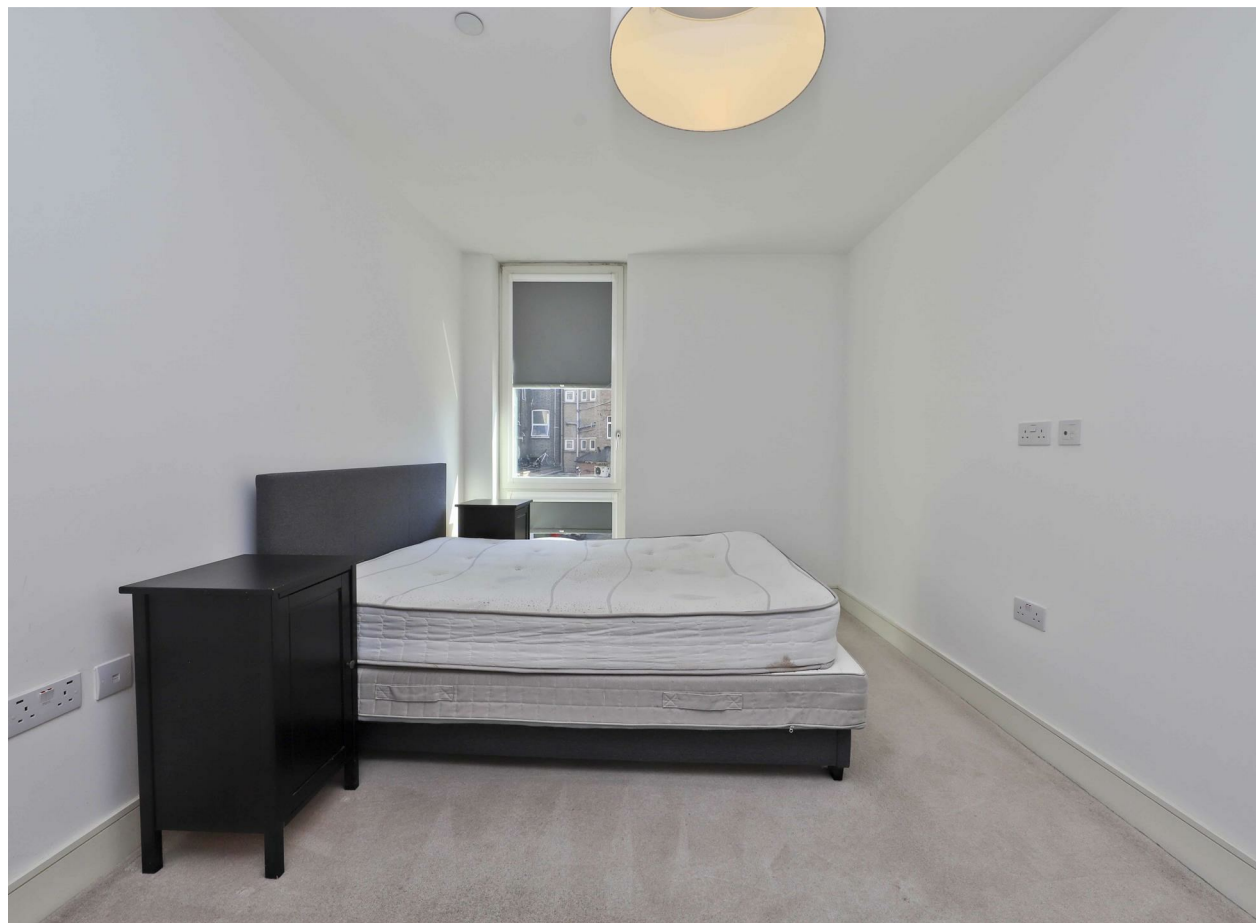
Fitted modern kitchen

South-east facing balcony

Parking

Close to 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

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Outside

The apartment benefits from a large balcony, parking for one car, on-site bike storage and well manicured communal gardens.

Location

Yardley 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



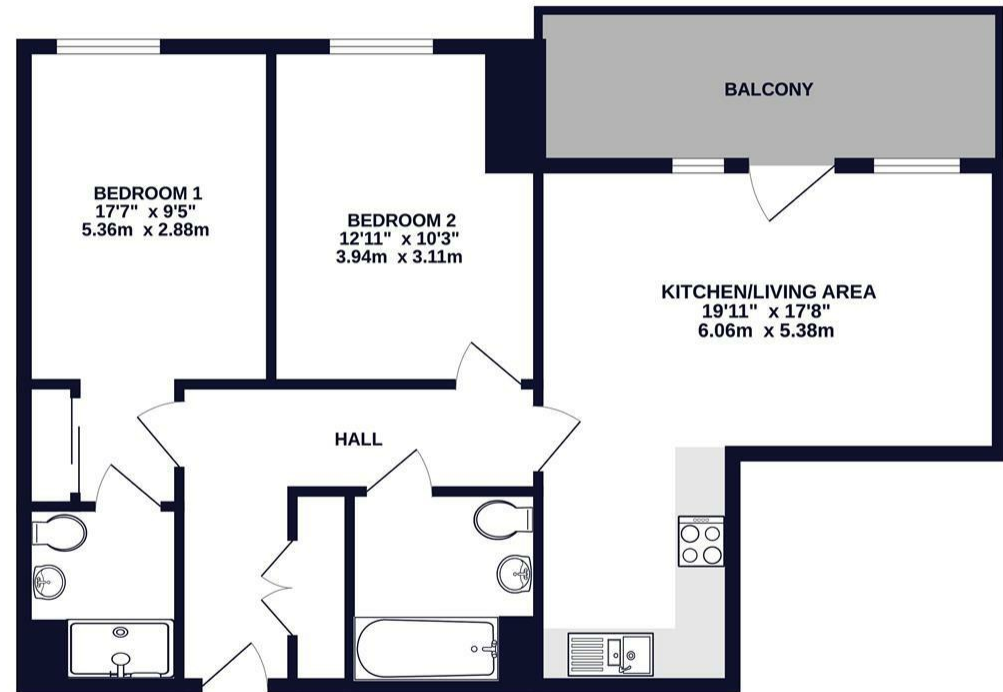
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
 727 sq.ft. (67.5 sq.m.) approx.



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TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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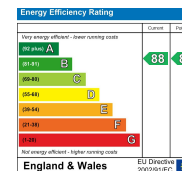
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