

Ryeland Close

West Drayton • • UB7 8AT
Guide Price: £230,000



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Nestled in the charming area of Ryeland Close, Yiewsley, West Drayton, this delightful one-bedroom apartment presents a wonderful opportunity for those looking to create their ideal living space. With a single reception room, the layout offers a cosy yet functional environment. The property requires some renovation, allowing you the chance to put your own unique stamp on it. This is an exciting prospect for anyone eager to personalise their home and transform it into a true reflection of their style and preferences. The potential for improvement is vast, making it an ideal project for first-time buyers or investors alike. Additionally, the apartment benefits from allocated parking, a valuable feature in this area, ensuring convenience and ease for residents.

One bedroom

First floor

Apartment

11ft bedroom

Allocated parking

Ideal for first time buyers

Residential location

16ft living/dining area

Private garden

Loft space

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.







Schools:



Train:



Car:

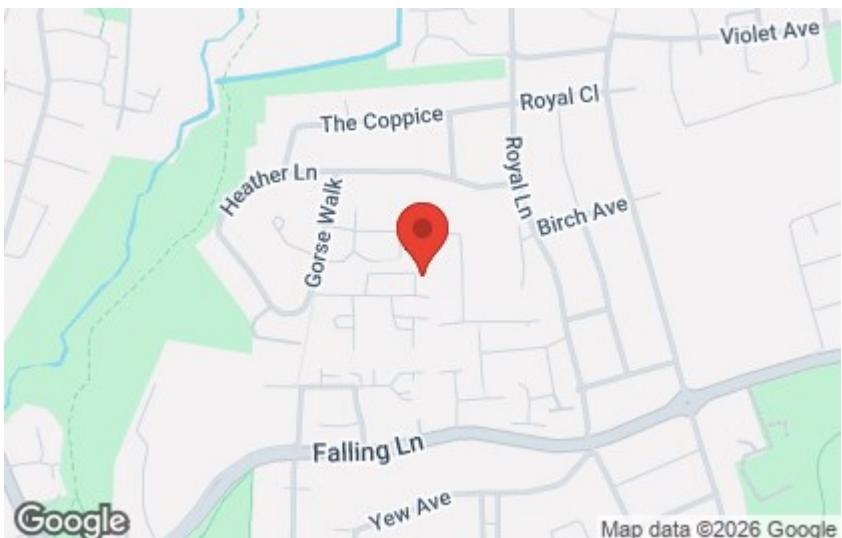
M4, A40, M25, M40



Council Tax Band:

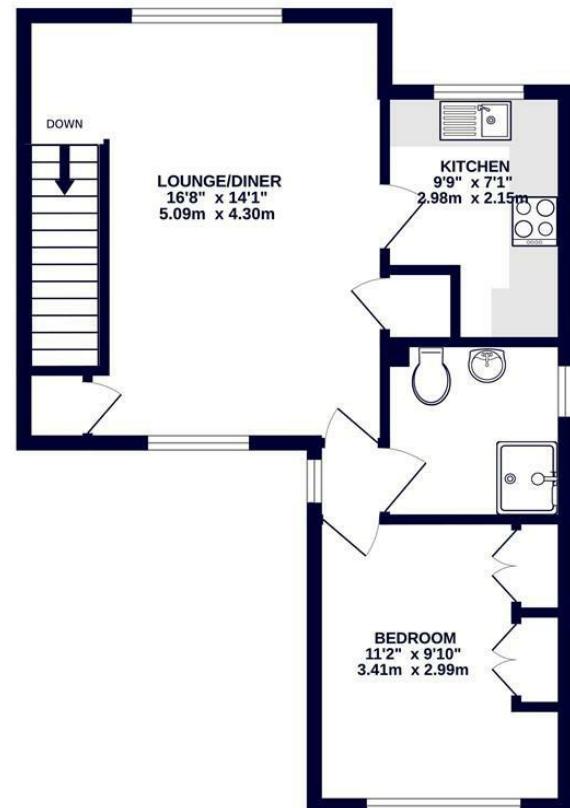
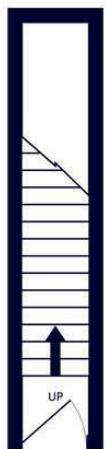
C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
54 sq ft (5.0 sq m) approx.

1ST FLOOR
474 sq ft (44.0 sq m) approx.



TOTAL FLOOR AREA: 527 sq ft. (49.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and other features are approximate and no guarantee is given in respect of any omission or miss-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	Needed
Very energy efficient - lower running costs			
95-100	A		
90-81	B		
80-61	C		
60-41	D		
40-21	E		
21-10	F		
10-0	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Needed
Very environmentally friendly - lower CO ₂ emissions			
95-100	A		
90-81	B		
80-61	C		
60-41	D		
40-21	E		
21-10	F		
10-0	G		
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC

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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.