

21

Woodlea Court  
Cowley  
Middlesex  
UB8 2LJ

RWHITLEY  
Est. 1938 & CO

# Guide Price £97,950



- First Floor Retirement Apartment
- Studio
- Fitted Kitchen
- Bathroom
- Studio Room With Sleeping Area
- Lift To All Floors
- Communal Laundry Room
- No Upper Chain

## DESCRIPTION

A first floor studio apartment located in this sought after retirement development built in the 1980's and available for sale for those over the age of 55. The flat benefits from a lift to all floors, laundry room (on the first floor), guest bedroom (bookable in advance) delightful and well tended communal gardens and residents shared parking. The flat, which has telecom monitoring system, has well planned accommodation boasting an entrance hall, good sized studio room with living area and sleeping area, kitchen fitted with a comprehensive range of wall and floor cupboard units and a bathroom.

## HEATING & HOT WATER

Electric economy 7 night storage heating and electric wall mounted electric fan heaters. An electric immersion heater in a hot water cylinder provides the domestic hot water.

## OUTSIDE

Delightful and well tended communal gardens around the development. Shared residents parking.

## LOCATION

The property is well placed for a local shopping parade and bus routes. Uxbridge and Yiewsley/West Drayton town centres are within easy access by car or bus.

## COUNCIL TAX BAND

We understand that the current council tax band is B.

## TENURE

We understand that the property is held on a lease term of 125 years from 25/08/1988.\*

## GROUND RENT

We understand that the ground rent currently payable is £75 per annum. This applies for the first 40 years of the lease. It then rises to £150 per annum for the next 40 years of the lease and then £225 per annum for the remainder of the lease.\*

## SERVICE CHARGE

We understand that the current monthly service charge payable is £180.12 and is reviewed in April every year.\*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## SERVICES

Mains electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

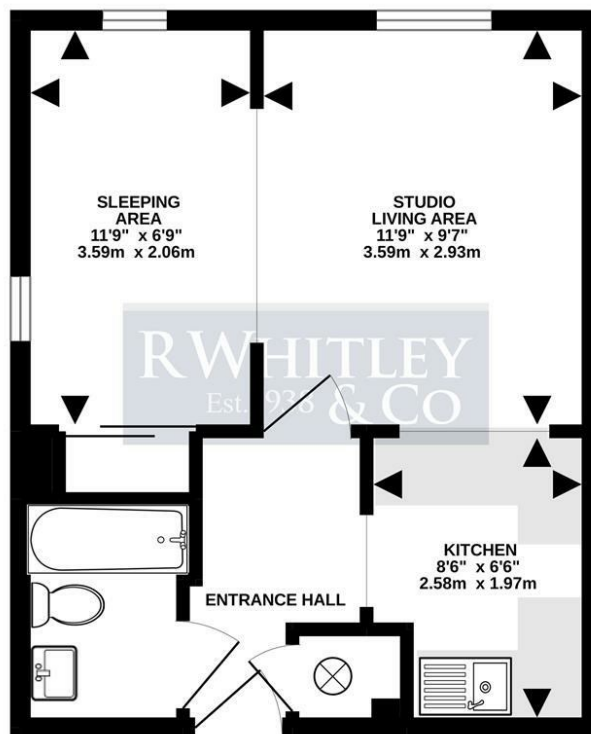
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





FIRST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 329 sq.ft. (30.6 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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# RWHITLEY Est. 1938 & CO

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