

15

Waterford House
West Drayton
Middlesex
UB7 7DL

RWHITLEY
Est. 1938 & CO

Guide Price £290,000



- Ground Floor Apartment
- Two Double Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Modernised En-Suite to Principal Bedroom
- Modernised Bathroom
- Access to a Private Garden
- No Upper Chain

DESCRIPTION

Boasting a favoured riverside location within the 'Waterford House' development built by Durkan Homes and comes with no onward chain. This two bedroom ground floor apartment has been thoughtfully renovated and benefits from access to an enclosed private rear garden. The accommodation comprises an entrance hall with wood effect flooring and useful storage, good sized living/dining room, opening from the living room to a fitted kitchen, principal bedroom with fitted wardrobes and an en-suite shower room, additional second bedroom which also benefits from fitted wardrobes and lastly a family bathroom.

WINDOWS

UPVC double glazed windows.

HEATING & HOT WATER

Electric heating. Immersion heater in a 'megafluo' hot water cylinder provides the domestic hot water.

OUTSIDE

We understand that the apartment has the right to park a private motor vehicle in a designated parking space. The property benefits from access to an enclosed private rear garden with decked and gravelled area, adorned with beautiful shrubs for easy upkeep.

Nearby Frays Island and Mabey's Meadow provide the perfect destination for nature walks which start from the grounds of the development.

LOCATION

U3 bus route with stop at Mill Road, The Green and the 'Closes Park' are just a short walk. The mainline railway station in West Drayton (with Elizabeth Line) is within easy reach. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

TENURE

We understand that the property is held on a lease term of 125 years from 01/04/1995.*

GROUND RENT


We understand that there is a ground rent payable currently £300 per annum payable until 1st April 2045. This figure doubles every 25 years thereafter until the end of the lease term.*

SERVICE CHARGE

We understand the annual service charge payable is £2,081.15. We understand this is reviewed annually.*

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

Energy Efficiency Rating

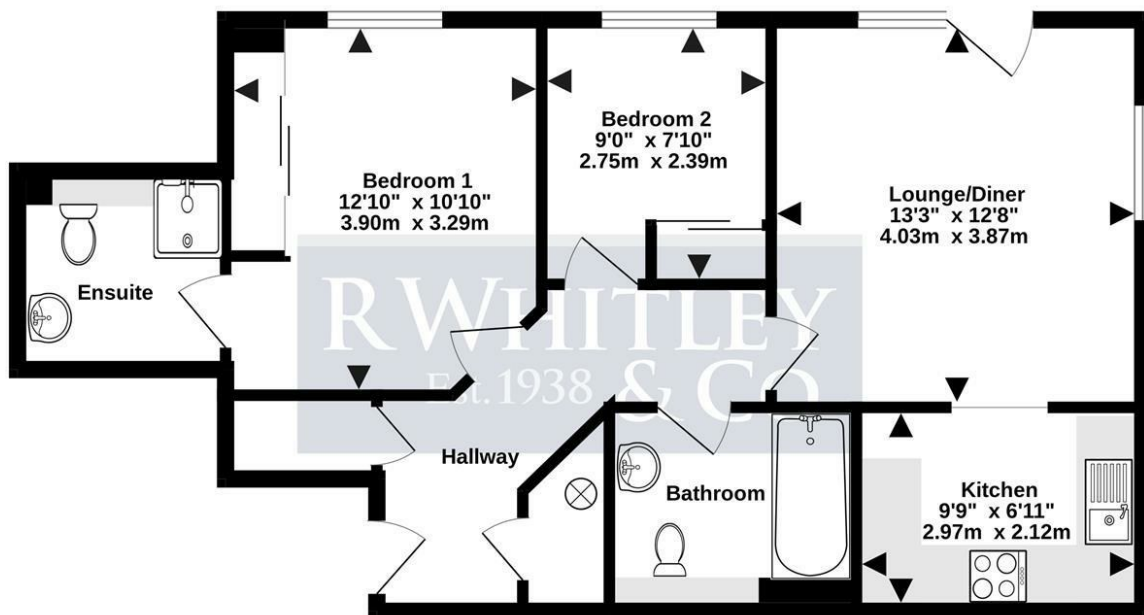
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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