

30

Kew Apartments
West Drayton
Middlesex
UB7 9FQ

RWHITLEY
Est. 1938 & CO

Guide Price £295,000



- Spacious Ground Floor Apartment
- One Double Bedroom
- Expansive Open Plan Living Area
- Luxury Bathroom
- Utility Cupboard
- Large Private Terrace
- Double Glazing
- Allocated Parking Space in Secure Gated Area

DESCRIPTION

Located in the sought after and exclusive 'Drayton Garden Village' development which provides fantastic convenience for London commuters requiring access to the Elizabeth Line. This spacious one bedroom ground floor apartment enjoys its own private terrace and has approximately 712 sq ft of well planned accommodation making it the perfect first home or buy to let investment. Situated within walking distance of the town centre the property comprises a generous and inviting entrance hall, expansive open plan 21'9 x 19'2 living space with French doors opening out onto a private terrace and a kitchen area fitted with a comprehensive range of grey high gloss units, oversized main bedroom measuring 14'1 x 13'6 boasting a fitted wardrobe and lastly a luxury bathroom. There

is also a handy utility in the hallway cupboard which houses plumbing for the washing machine.

HEATING

The radiator system is served by a communal district boiler which also provides the domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

SERVICES

Mains electricity, water and drainage.

OUTSIDE

Private paved terrace area accessed from the living room French doors. Delightful areas of communal gardens. One allocated parking space located within a secure gated area.

LOCATION

Drayton Garden Village is situated within walking distance of the town centre with mainline railway station (with Elizabeth Line). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

LEASE

We understand that the property is held on a lease term of 125 years from 01/01/2017 (118 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £300 per annum. The ground rent is reviewed on the 10th anniversary of the commencement of the term and each 10th anniversary thereafter in line with the Consumer Price Index. It is next due to be reviewed in January 2027. *

SERVICE CHARGE

We understand the annual service charge payable is currently £1,952.26.*

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

COUNCIL TAX

We understand that the current council tax band is C.

VIEWINGS

Strictly by appointment with R Whitley & Co

Energy Efficiency Rating

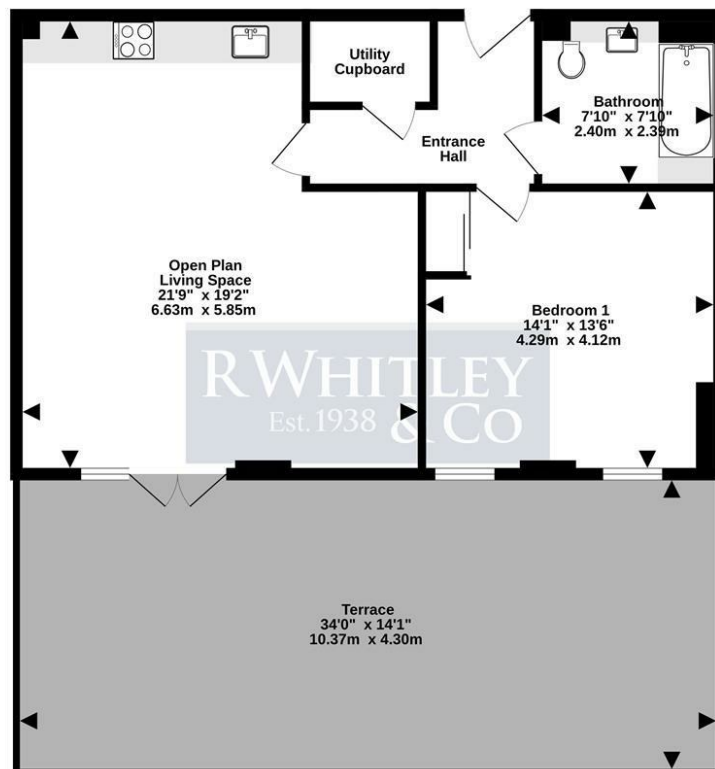
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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 listed and no guarantee as to their operability or efficiency can be given.
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