

26

Caroline Close
West Drayton
Middlesex
UB7 7LF

RWHITLEY
Est. 1938 & CO

Guide Price £215,000



- First Floor Flat
- One Double Bedroom
- Double Glazing
- Convenient Location
- Electric Heating
- Sought After Development
- Shared Residents Parking
- NO CHAIN

DESCRIPTION

Presenting an ideal opportunity for first time buyers looking to jump on the property ladder or for buy to let investors looking to add to their portfolio. A greatly improved and well cared for one bedroom first floor flat which is situated in sought after 'Caroline Close' which is just a short walk to the town centre with Elizabeth Line. The property, which has a long lease and is offered for sale with no upper chain, has approximately 438 sq ft of well planned accommodation comprising an entrance hall, good sized living room, kitchen fitted with a wood effect range of wall and floor cupboard units, double bedroom and a bathroom.

HEATING & HOT WATER

Electric night storage heating. A n electric immersion heater in hot water cylinder

provides the domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE

Shared residents parking.

LOCATION

The town centre of Yiewsley and West Drayton with mainline railway station (with Elizabeth Line), bus routes and shops are just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

TENURE

We understand that the property is held on a lease term expiring 24/03/2142 (117 years remaining) .*

GROUND RENT

We understand that the ground rent currently payable is £200 per annum. A Deed of Variation will be in place for the new owner upon completion which means that this figure will not increase for the remainder of the lease term i.e. until 2142.*

SERVICE CHARGE + RESERVE FUND

We understand the annual service charge payable is currently £1,397.70 plus an annual reserve fund contribution of £400.*

NOTE

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

SERVICES

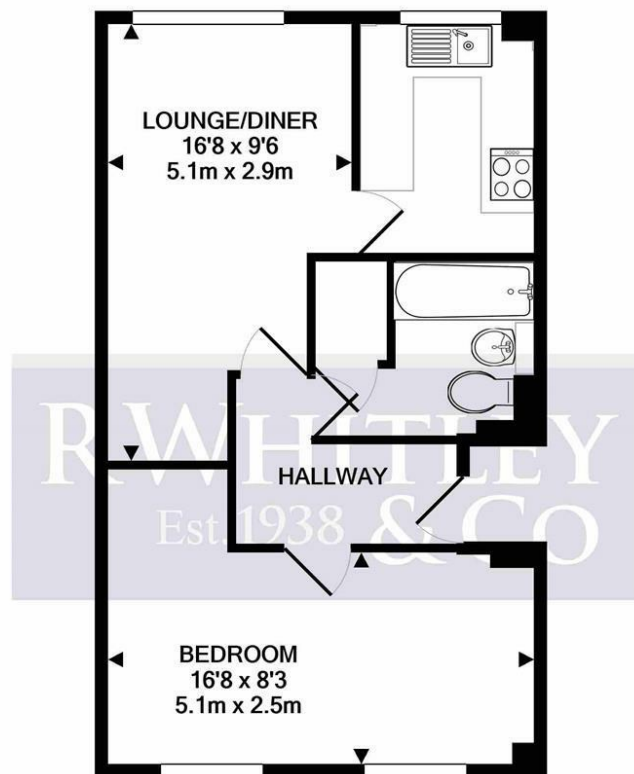
Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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	



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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