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Waterford House  
West Drayton  
Middlesex  
UB7 7DL

RWHITLEY  
Est. 1938 & CO

# Guide Price £257,500



- First Floor Apartment
- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen
- En-Suite To Principal Bedroom
- Bathroom
- Gated Development
- No Upper Chain

## DESCRIPTION

Boasting a favoured riverside location within the 'Waterford House' development built by Durkan Homes and offered for sale with no onward chain. This newly redecorated and re-carpeted first floor two bedroom apartment has well planned accommodation comprising a welcoming entrance hall, spacious living/dining room with opening to the kitchen which is fitted with a comprehensive range of wall and floor cupboard units, principal bedroom with en-suite shower room, further second good sized bedroom and a bathroom.

## HEATING & HOT WATER

Mixture of electric night storage and electric panel heaters. Electric immersion heater in hot water cylinder provides the domestic hot water.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## OUTSIDE

We understand that the apartment has the right to park a private motor vehicle in a designated parking space.

Communal decked area used as a seating area ideal for the summer months.

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

## LOCATION

Bus routes, The Green and the 'Closes Park' are just a short walk. The mainline railway station in West Drayton, which benefits from The 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.

## TENURE

We understand that the property is held on a lease term of 125 years from 01/04/1995 (95 years remaining).\*

## 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 approximately £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.


## 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	82
(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 	



TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 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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