

# Flat 16

Duval House  
Harmondsworth  
Middlesex  
UB7 0BX

**RWHITLEY**  
Est. 1938 & CO

# Guide Price £250,000



- One Bedroom First Floor Apartment
- Open Plan Living Area
- Modern Fitted Kitchen
- Luxury Shower Room
- Long Lease
- Lift + Security Entryphone System
- Allocated Parking Space within Gated Car Park

## DESCRIPTION

Situated in 'Meadowlea Close' which is just a short walk to Harmondsworth village. Benefitting from a lift and security entryphone system this generous first floor one double bedroom apartment enjoys a convenient location for easy access to London Heathrow Airport and is ideally suited to those working locally or looking to purchase as a rental investment. The generous accommodation comprises an entrance hallway, sociable open plan living/dining area with modern fitted kitchen, double bedroom and luxury shower room.

## HEATING & HOT WATER

An electric boiler serves the radiator system and provides the domestic hot water.

## OUTSIDE

Delightful area of communal grounds. One allocated car parking space in secure gated car park.

## LOCATION

Bus routes and the village of Harmondsworth with local shop and pubs is just a short walk. The town centre of West Drayton with mainline railway station which will benefit from the Elizabeth Line, 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 of 250 years from and including 1st January 2021 and to and including 31st December 2270 (246 years remaining).\*

## GROUND RENT

We understand that the ground rent is a peppercorn and remains the same for the duration of the term. \*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,460.42 per annum.\*

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX BAND

We understand that the current council tax band is C.


## VIEWINGS

Strictly by appointment with R Whitley & Co.

## NOTE

\* 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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**  
 441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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.  
 Made with Metropix ©2024

# RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

