

7a

Drayton Gardens
West Drayton
Middlesex
UB7 7LG

RWHITLEY
Est. 1938 & CO

Guide Price £300,000



- No Onward Chain
- 3 Bed First Floor Maisonette
- Living Room
- Kitchen
- Garden
- Gas Central Heating
- New Lease Upon Completion

DESCRIPTION

NO UPPER CHAIN. Situated in 'Drayton Gardens' which is a town centre location providing great access to shops, amenities and the mainline railway station with The Elizabeth Line. An opportunity to purchase a three bedroom first floor maisonette with own garden and the benefit of an extended lease of 147 years upon completion. The property, which has its own front door, comprises an entrance lobby with stairs rising to a landing providing access to a front aspect living room with bay window, kitchen fitted with a range of wall and floor cupboard units, good sized principal bedroom, two further bedrooms and a bathroom.

WINDOWS

White UPVC double glazing.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE:

Rear: Stairs from the property lead down to the garden which is mainly laid to lawn with pathway and garden shed.

LOCATION

The property is within walking distance of the mainline railway station (with Elizabeth Line), schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance.

TENURE

We understand that the lease will be extended upon completion to 147 years.*

GROUND RENT

We understand that the current ground rent payable is £100 per annum. It increases to £200 per annum on the 25/3/2037. On 24/03/2080 it reduces to peppercorn until the end of the lease term.*

SERVICE CHARGE

We understand there is no annual service charge payable.*

NOTE

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

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

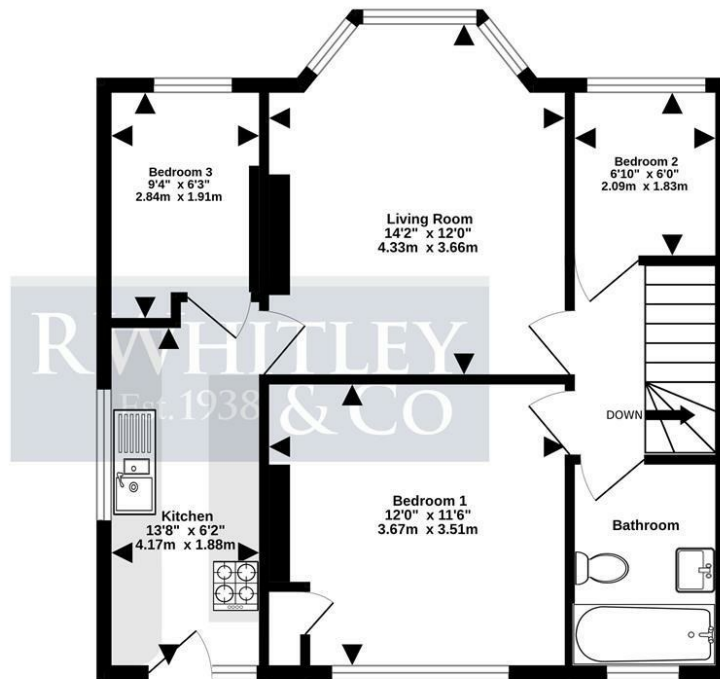
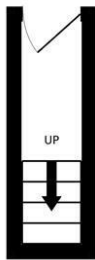
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(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
27 sq ft (2.6 sq m.) approx.

FIRST FLOOR
568 sq ft (52.7 sq m.) approx.



TOTAL FLOOR AREA: 595 sq. ft. (55.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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