

3

Swains Close
West Drayton
Middlesex
UB7 7JX

RWHITLEY
Est. 1938 & CO

Guide Price £335,000



- 2 Double Bedroom Maisonette
- Private Garden
- Kitchen/Diner
- Living Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Close to Town Centre
- No Onward Chain

DESCRIPTION

This ground floor two double bedroom garden maisonette is conveniently located for the town centre with Elizabeth Line mainline railway station and is offered to market with no onward chain complications. The well planned and spacious accommodation comprises an entrance lobby with useful storage cupboard leading to the hallway with further storage cupboard and providing access to the 15'4 x 11'11 living room, dual aspect kitchen/diner with sliding door out to the private rear garden, generous 11'10 x 11'10 main bedroom, further double bedroom and a bathroom.

WINDOWS

UPVC double glazed windows.

HEATING & HOT WATER

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

COUNCIL TAX

We understand that the current council tax band is C.

OUTSIDE

Rear: Natural stone patio, artificial grass area and gravelled area. Attractive planting borders with established shrubs. Side access via gate.

Garage with up and over door.

LOCATION

The property is within walking distance of the mainline railway station which benefits from The Elizabeth Line. Schools, independent shops, supermarkets and bus routes are close by. 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 property is held on a lease term of 125 years from 25th December 1990 (91 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £50 per annum. This increases as follows: 25th March 2041: £80 per annum; 25th March 2066: £130 per annum; 25th March 2091: £200 per annum.

SERVICE CHARGE

We understand that 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

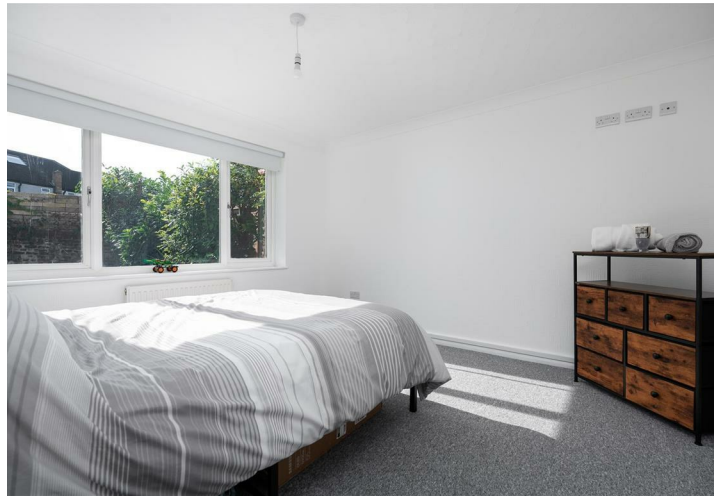
Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

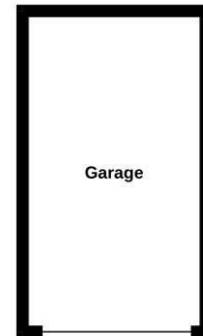
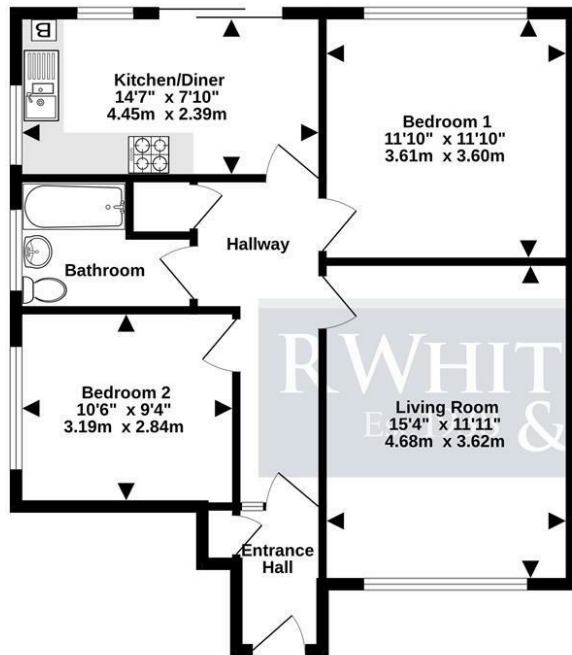






GROUND FLOOR
696 sq. ft. (64.6 sq. m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 695sq. ft. (64.6 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.
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