

53

Wren Drive
West Drayton
Middlesex
UB7 7NR

RWHITLEY
Est. 1938 & CO

Guide Price £280,000



- Two Bedroom First Floor Apartment
- 122 Years Remaining on Lease
- Living/Dining Room with Balcony
- Separate Kitchen
- En-Suite to Main Bedroom
- Bathroom
- One Allocated Parking Space
- Gas Central Heating
- Communal Gardens
- No Onward Chain

DESCRIPTION

Set within a sought after riverside development within the Conservation Area and built by Durkan Homes in the 1980's. A first floor two bedroom apartment which has been well cared for yet offers the opportunity for any new owner to stamp their own mark. A stand out feature of the apartment are the outstanding views overlooking the beautifully kept communal grounds and the River Frays. The apartment is accessed via a communal entrance with security entry telephone and comprises an entrance hall with useful cupboard, good sized living/dining room with door to a private balcony, kitchen which is fitted with a range of wall and floor cupboard units, main bedroom with en-suite shower

room, second good sized bedroom and a family bathroom.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

OUTSIDE

Delightful and well maintained communal grounds with river frontage. The apartment has the benefit of one allocated parking space. There are also visitors parking spaces.

LOCATION

Bus routes, The Green and the 'Closes Park' are just a short walk. The mainline railway station with Elizabeth Line in West Drayton 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 25th March 2021 (122 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £150 per annum. The ground rent increases as follows: 25th December 2035: £225 per annum; 25th December 2060: £300 per annum; 25th December 2085: £375 per annum and remains the same for the remainder of the lease term.*

SERVICE CHARGE

We understand the annual service charge payable is currently approximately £1,488 per annum.*


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.

Energy Efficiency Rating

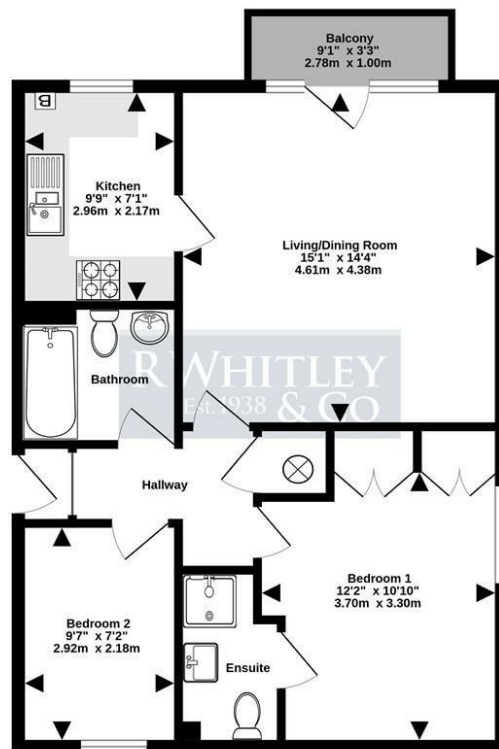
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







FIRST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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