

# Flat 7

Duval House  
Meadowlea Close  
Harmondsworth  
Middlesex  
UB7 0BX

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £240,000



- One Bedroom Ground Floor Apartment
- Open Plan Living Area
- Modern Fitted Kitchen
- Luxury Shower Room
- Long Lease
- Security Entryphone System
- Allocated Parking Space within Gated Car Park
- No chain

## DESCRIPTION

Situated in 'Meadowlea Close' which is just a short walk to Harmondsworth village and comes to the market with no onward chain complications. Benefitting from a security entry-phone system this generous ground 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.

## WINDOWS

UPVC double glazed.

## OUTSIDE

Delightful area of communal grounds. Bike shed.

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 up to and including 31st December 2270 (245 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 £1,600 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 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.

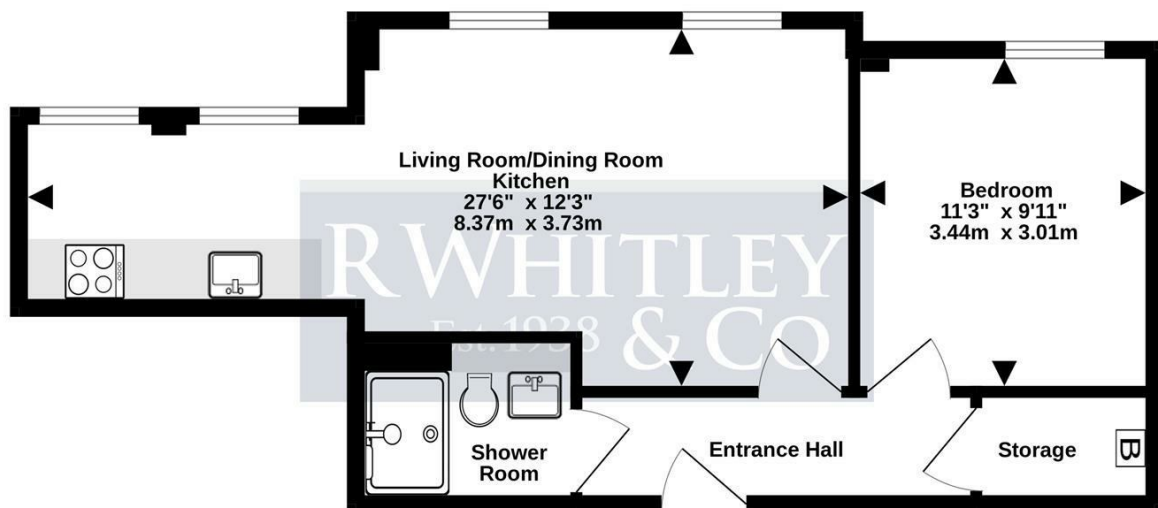
## Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>75</b> | <b>75</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 |





GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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.  
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