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Rutters Close
West Drayton
Middlesex
UB7 9AL

RWHITLEY
Est. 1938 & CO

Guide Price £229,950



- First Floor Flat
- One Double Bedroom
- Spacious Living Room with Bay Window
- Recently Fitted Modern Kitchen
- Fully Tiled Shower Room
- 2 Allocated Parking Spaces
- Private Garden

DESCRIPTION

This spacious one double bedroom first floor flat with private garden is ideally suited to first time buyers or buy-to-let investors alike. A stairwell from ground floor level leads to the first floor landing which provides access to the generous 11'1 by 10'2 living room with bay window, contemporary fitted kitchen with dark grey gloss units and marble effect laminate worksurfaces, double bedroom with fitted wardrobe and fully tiled shower room.

HEATING & HOT WATER

Electric thermostatically controlled panel heaters to living room and bedroom. Electric heated towel rail to shower room. Electric immersion heater in hot water cylinder provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax

band is C.

OUTSIDE

Front: Concrete path leading to communal door to shared lobby with front door to the flat.

Rear: There is a private garden which is mainly a concrete hardstanding surface with planting border.

LOCATION

Bus routes and local shops are within walking distance. The town centre of West Drayton with Elizabeth Line station, 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 189 years expiring 28th November 2180 (155 years remaining).*

GROUND RENT

We understand that the ground rent is a peppercorn for the duration of the lease term.*

SERVICE CHARGE

We understand that there is no annual service charge.*

NOTE

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

SERVICES

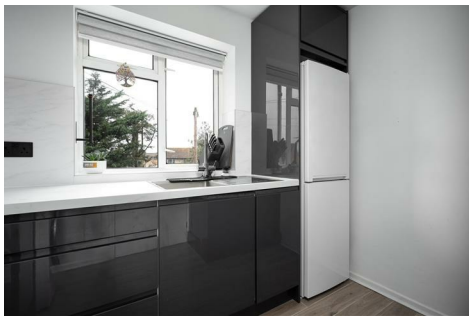
Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

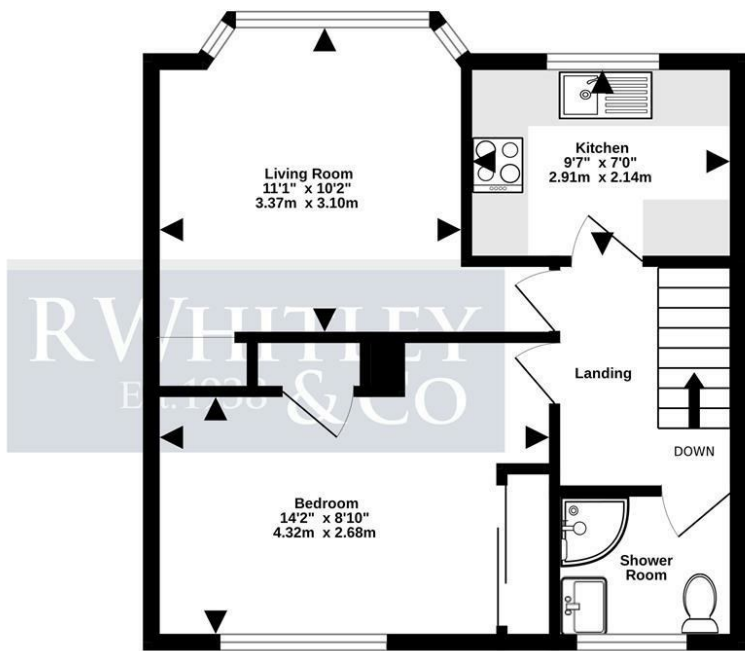
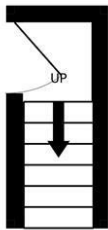
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
22 sq ft (2.0 sq.m.) approx.

FIRST FLOOR
431 sq ft (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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