

# 29

Garden Court  
West Drayton  
Middlesex  
UB7 7FA

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**RWHITLEY**  
Est. 1938 & CO



# Guide Price £242,500



- First Floor Apartment
- Centrally Located
- Secure Underground Allocated Parking Space
- Open Plan Living Space
- Modern Fitted Kitchen
- Stylish Bathroom
- Double Bedroom
- Gas Central Heating
- Double Glazing

## DESCRIPTION

Located in a popular development built in 2015 and ideal for those needing easy access to the Elizabeth Line and town centre. This first floor one bedroom apartment offers well planned accommodation comprising an entrance hallway with oak flooring flowing into the open plan living space with contemporary fitted kitchen (with integrated fridge/freezer, washing machine, microwave, dishwasher, hob and oven), good sized double bedroom with fitted wardrobes and a modern bathroom.

## WINDOWS

Double glazed sealed unit windows.

## HEATING & HOT WATER

Gas combination boiler providing heating and hot water.

## OUTSIDE

The development enjoys well maintained delightful communal gardens which have been thoughtfully landscaped and include a children's playground as well as roof terrace. Underground allocated parking space behind security gate.

## LOCATION

Garden Court is situated within walking distance of the town centre with Elizabeth Line. Local shopping and bus routes are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## TENURE

We understand that the property is held on a lease term of 125 years commencing on 1st January 2015 (114 years remaining).\*

## GROUND RENT

We understand that there is a ground rent payable currently £300 per annum. We understand that this figure rises to £600 on the 1st January 2040; £1,200 on the 1st January 2065; £2,400 on the 1st January 2090; £4,800 on the 1st January 2115.

## SERVICE CHARGE

We understand the annual service charge payable is currently £3,000 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.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

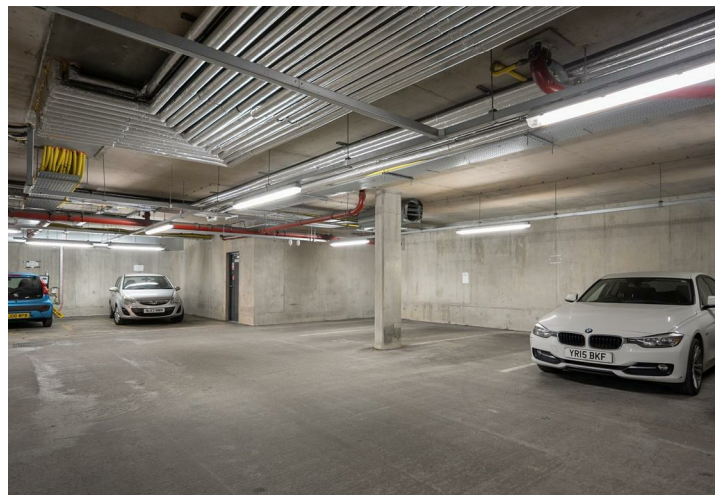
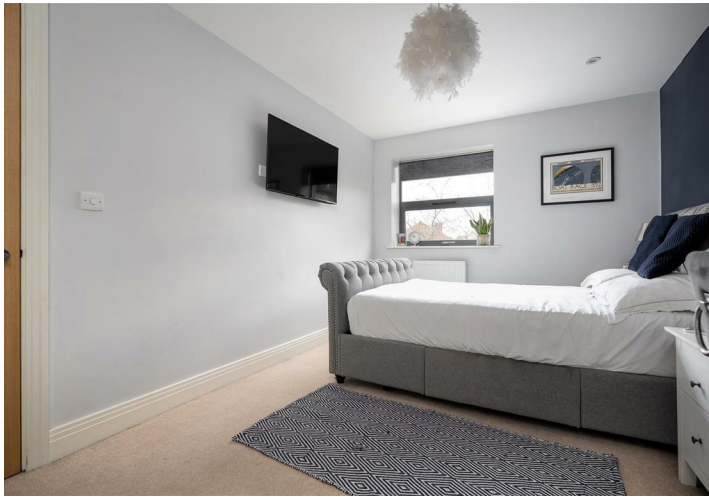
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</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





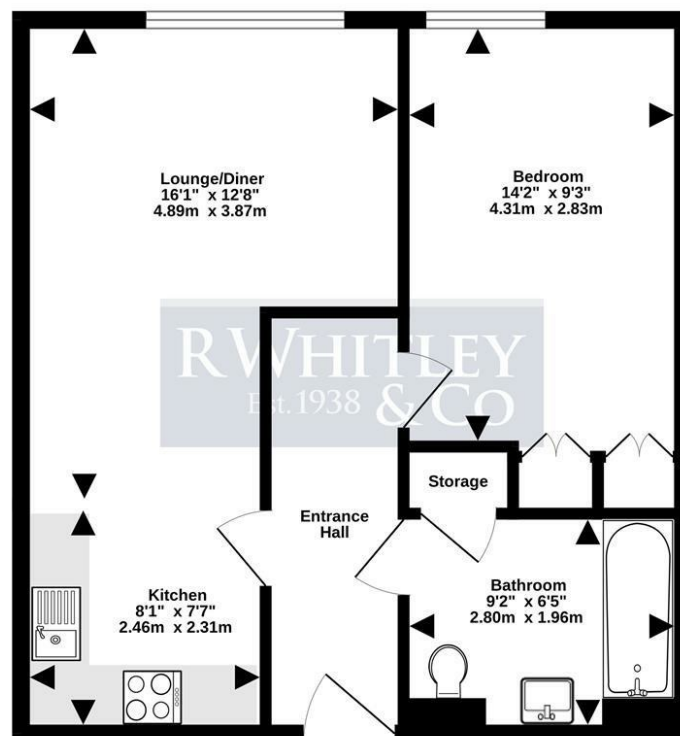








FIRST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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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