

# 12

Windsor Court  
West Drayton  
Middlesex  
UB7 9GX

---

**RWHITLEY**  
Est. 1938 & CO

# Guide Price £375,000



- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Dining Space
- Stylish Fitted Kitchen with Integrated Appliances
- En-Suite Shower Room + Main Bathroom
- Generous Private Terrace + Separate Private Balcony
- Lift
- Allocated Parking for Two Cars In Gated Car Park
- Convenient for Elizabeth Line & Heathrow Airport
- No Chain

**DESCRIPTION**  
This sleek and spacious first floor two double bedroom apartment enjoys it's own private terrace as well as further private balcony. Ideally located within easy walking distance of the town centre with Elizabeth Line station and sold with no onward chain complications, the apartment benefits from two allocated parking bays set behind electronically operated security gates and has a lift serving all floors. The generous accommodation comprises a large entrance hallway with oak flooring flowing into a statement 22'10 x 14'11 open plan living/dining space with modern grey and cream gloss fitted kitchen (including integrated fridge/freezer, dishwasher, oven and hob) and French doors out onto a private terrace which spans the width of the apartment and is the perfect space to entertain and enjoy the summer months. There is also a principle double bedroom with fitted wardrobe, luxury en-suite shower room and a door out onto a further private balcony, good sized second bedroom with recess ideally suited to a wardrobe, beautifully appointed main bathroom, and a storage cupboard with plumbing for a washing machine.

**TENURE**  
We understand that the property is held on a lease term of 125 years from 01/01/2017 (116 years remaining).\*

**GROUND RENT**  
We understand that there is a ground rent payable currently £520 per annum. The ground rent is next reviewed in 2030 and then each 5th anniversary thereafter in line with the Retail Price Index. \*

**SERVICE CHARGE**  
We understand the annual service charge payable for the current year (01/08/2024 - 31/07/2025) is £2,186.97. There is also Buildings Insurance Premium payable, which for the current year is £572.29 per annum.\*

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

**OUTSIDE**  
Private terrace which has a paved patio area with balance laid to lawn (accessible from the open plan living/dining area) with views over the delightful communal garden.  
Two allocated undercover permit parking bays in secure gated car park.

**LOCATION**  
Drayton Garden Village is situated within walking distance of the town centre, Elizabeth Line and transport links to Heathrow Airport. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.


**HEATING & HOT WATER**  
The radiator system is served by a communal boiler which also provides the domestic hot water.

**WINDOWS**  
White UPVC double glazing.

**COUNCIL TAX BAND**  
We understand that the current council tax band is D.

**SERVICES**  
Mains electricity, water and drainage.

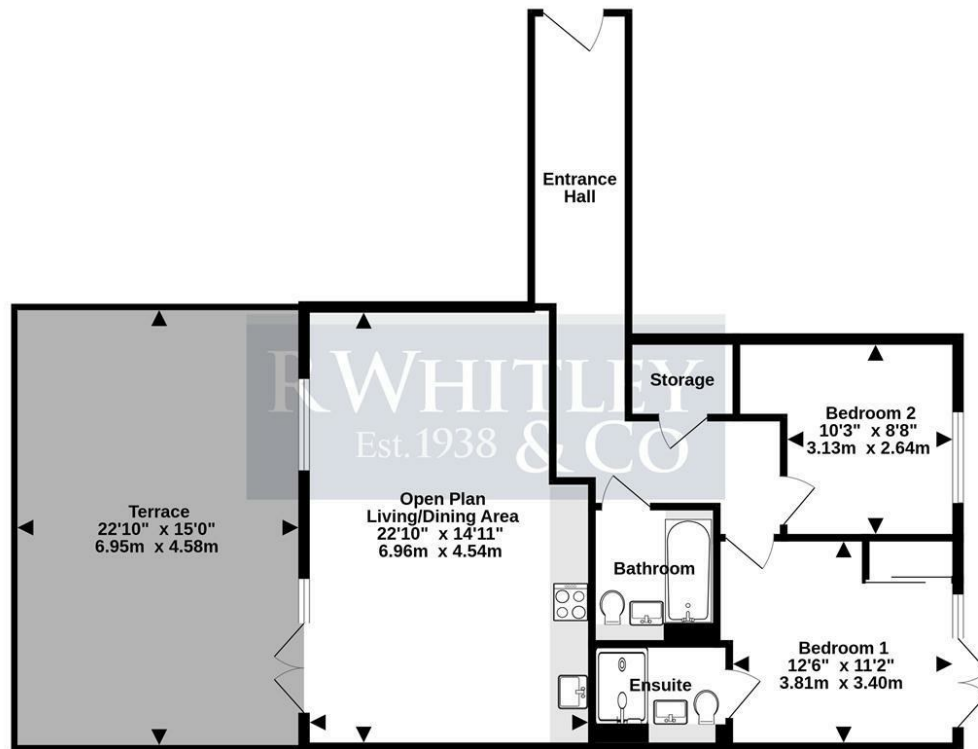
**VIEWINGS**  
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</b>
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC 





# FIRST FLOOR 815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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.  
Made with Metropix G2025

# RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
**sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk**

