

6

Warwick Road  
West Drayton  
Middlesex  
UB7 9BS

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RWHITLEY  
Est. 1938 & CO

# Guide Price £275,000



- Exceptionally Close To Station
- First Floor Apartment
- Ideal For Commuters / First-Time Buyers / Investors
- Spacious Open Plan Living Area with Private Balcony
- Fitted Kitchen
- Bathroom
- Secure Undercroft Allocated Parking Space
- Entryphone System
- Energy Efficient
- No Onward Chain

## DESCRIPTION

Offering unrivalled convenience for the commuter requiring easy access to the the Elizabeth Line, this generously proportioned, energy efficient, first floor one bedroom apartment offers contemporary living and benefits from a secure entry phone system and private balcony. The accommodation comprises an entrance hallway with storage cupboard and laundry cupboard (with plumbing for a washing machine), open plan 24'7 x 11'8 living area with fitted kitchen (with integrated fridge/freezer, dishwasher, oven & hob), door from the living area onto a private balcony, large 21'1 x 8'4 double bedroom and a luxury bathroom.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

Double glazed sealed unit windows.

## COUNCIL TAX

We understand that the current council tax band is C.

## OUTSIDE

Private Balcony. Communal roof terrace. Allocated undercroft parking space behind security gates.

## LOCATION

The town centre of West Drayton with Elizabeth Line, bus routes and shops are just a short walk. Brunel University, 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 125 years from and including 1st January 2016 (114 years remaining).\*

## GROUND RENT

We understand that there is a ground rent payable currently £300 per annum. We understand that the rent is reviewed by the retail price index on the 10th anniversary of the commencement of the lease term (i.e. 2026 - confirmation of the increases figure awaited) and then every 10 years thereafter.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,029.78 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

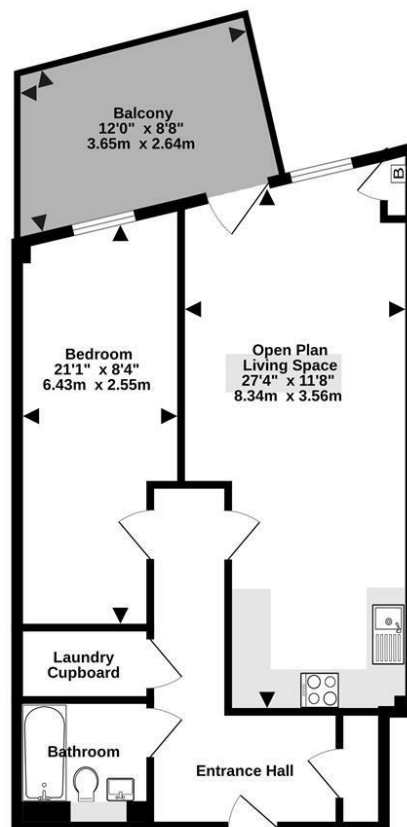
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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