



Clovelly Court, 10 Wintergreen Boulevard, West Drayton,

- Two bedroom apartment
- Generously apportioned
- Private balcony
- Great first time buy
- Drayton Garden Village
- En suite
- Allocated parking
- Ready made investment

Asking Price £325,000

4TH FLOOR
687 sq.ft. (63.8 sq.m.) approx.

Description

A well apportioned two bedroom, two bathroom, top floor apartment positioned in Wintergreen Boulevard. The apartment is located within close proximity of M4 & M25 connections, Elizabeth Line and local supermarkets.

Accommodation

The accommodation consists of an entrance hallway leading to the two double bedrooms, open plan lounge, fitted kitchen and dining room with doors leading to the balcony. The property is finished off with a two fully fitted bathroom suites (one being en-suite shower). Further benefits include allocated parking bay, double glazing and an eco friendly, highly efficient hot water and heating system.

Outside

The apartment benefits from private balcony, allocated parking for added convenience and communal grounds for residents to enjoy.

Location

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

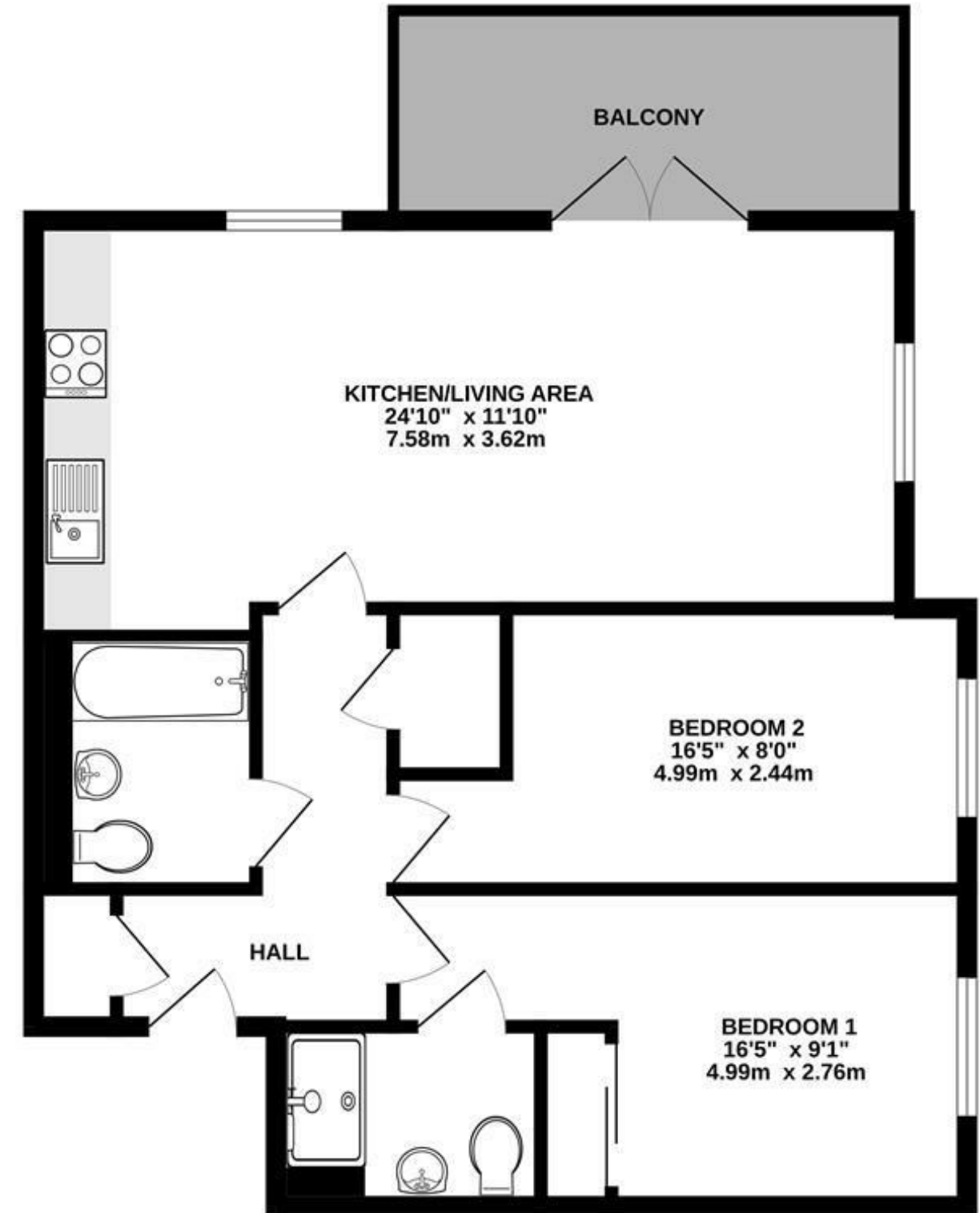
Council Tax Band: D

Current EPC Rating: B

Lease: 110 Years remaining

Service Charge: £2,140 per annum

Ground rent: £400 per annum



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts