



Windsor Court, 1 Pennyroyal Drive, West Drayton, UB7

- Superb two bedroom first floor apartment
- Sleek designs throughout
- Exceptional transportation links
- Private balcony with leafy outlook
- Showcasing generously proportioned rooms
- Prime location
- Access to landscape communal gardens
- Two allocated parking bays

Asking Price £335,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

A superb two bedroom apartment offering generous living and dining zones accented with wooden floors combined with fresh and bright interiors.

Accommodation

Providing accommodation that briefly comprises of entrance hall, ample utility room, open plan living space with the kitchen being fitted with a high quality range of storage units and drawers and integrated appliances the work surfaces have an inset sink unit and an inset gas hob with an electric oven below and extractor hood above, two double bedrooms which have the benefit of built in wardrobes, principle bedroom benefiting from luxury en suite, family bathroom suite with an enclosed bath, wash basin and W.C.

Outside

To the outside of the property is private wrap around balcony with leafy outlook, two allocated parking bays and access to landscape communal gardens.

Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 125 year lease from 2017

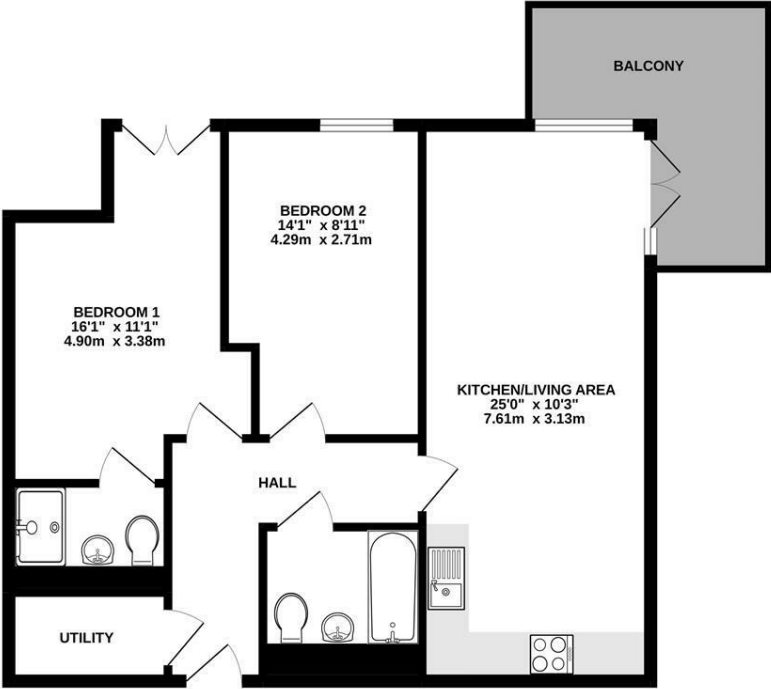
Service charge: £2,079.00 per annum

Ground rent: £350.00 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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