



Pullman Court, Warwick Road, West Drayton, UB7 9GZ

- One Bedroom
- Built in 2020
- Open Plan Living w/ Modern Fitted Kitchen
- Communal Gardens & Play Area
- Moments Away from West Drayton Station & High Street
- Modern Apartment
- Large Balcony
- Modern Bathroom Suite
- Allocated Parking Space

Asking Price £299,950



Pullman Court, Warwick Road, West Drayton, UB7 9GZ

DESCRIPTION

Situated in Pullman Court on Warwick Road, West Drayton is this spacious, one bedroom apartment situated on the first floor. The development was built in 2020 and is prominently located being a short walk from West Drayton Station and High Street.

The property comprises entrance hall, modern bathroom suite, open plan living area with modern fitted integrated kitchen and a large double bedroom. There is a communal roof garden accessible to all residents whilst the apartment has it's own private outside space via a balcony. There is also an allocated parking bay for one car with additional visitor parking.

Carriages, Pullman Court by Patrick Ruddy Homes is an exclusive and contemporary collection of just 22 one and two bedroom apartments all built to exacting standards designed to suit the modern lifestyle. Exceptionally well placed being found only moments from West Drayton station which benefits from the Crossrail network providing fast & frequent services in and out of London. The High Street with its wide variety of shops & independent eateries is just a stone's throw whilst the vibrancy of Uxbridge town centre with its two shopping centres & multi screen cinema is only 3 miles away.







TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.