



Meadowlea Close, Harmondsworth, West Drayton, UB7

- One bedroom apartment
- Top floor
- Video phone entry system
- Luxurious shower room
- Allocated parking
- Integrated appliances
- Contemporary fitted kitchen
- Long lease

Asking Price £240,000

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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.

Accommodation

This apartment has been thoughtfully designed to maximise the available space while providing a high level of comfort and contemporary style throughout. The sleek, handleless kitchen is finished with composite stone worktops and a full-height composite stone splashback, complemented by a stainless steel sink with chrome lever tap. Integrated Bosch appliances include an induction hob, oven and extractor, along with an integrated washer/dryer and fridge/freezer.

The open-plan living and dining area offers a bright and spacious environment, ideal for both relaxing and entertaining, and is enhanced by attractive oak-effect timber flooring. The bathroom is fully tiled and features a modern walk-in shower, wash basin and WC, complemented by a heated towel rail and a recessed back-lit mirror, completing the stylish contemporary finish.

Outside

The communal gardens ensure the development has some privacy and can be enjoyed by all residents. Each apartment has an allocated parking space available and there is also a bicycle storage area.

Situation

Duval House is located in desirable Harmondsworth village and within easy reach of transport links for access to West Drayton, Uxbridge, Heathrow and the motorway network.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: B

EPC rating: D

Lease term: 245 years

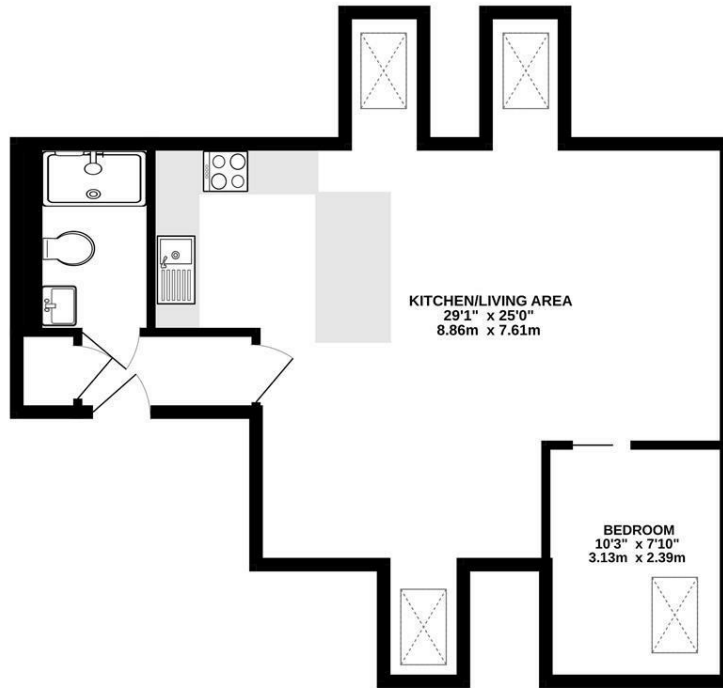
Service charge: £1600 per annum

Ground rent: £0 per annum

IMPORTANT NOTICE

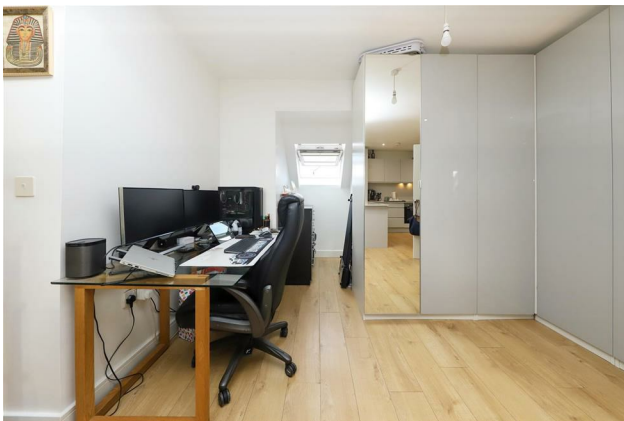
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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

2ND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq ft. (54.2 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 misstatement. 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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