



**Willenhall Drive, Middlesex
UB3 2UT**

Asking Price £209,950

EPC Current Band: D

We are pleased to market this ground floor, one bed apartment with secure telephone entry located in a smart, quiet cul-de-Sac.

The property comprises a lounge, fitted kitchen, good size bedroom and a family bathroom. Outside areas offer a covered parking space and communal gardens.

The location is well served with a range of retail and leisure amenities with the Town Centre and the Elizabeth Line Station being within walking distance.

The property is available as a buy to let investment with tenant in situ.
Current Rent £1,000.00 PCM.

The property is to be sold with the benefit of an extended lease of 189 years from 1st January 1986.
Ground rent: £75 annually
Service charge: £1740 annually

- Buy To Let Investment
- Ground Floor Flat
- Lounge
- Fitted Kitchen
- Bedroom
- Bathroom Suite
- Economy 7 Heating
- Entryphone
- Communal Grounds
- Covered Parking Bay



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	46	66
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.