



## **.19 Garden court West Drayton, UB7 7FA**

**Offers In The Region Of £250,000**

Welcome to this charming two-bedroom apartment located in the desirable Garden Court on Station Road, West Drayton. This first-floor flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious living room that seamlessly connects to an open-plan kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, with the master bedroom featuring an ensuite shower room for added privacy and convenience. A second bathroom serves the rest of the apartment, ensuring ample facilities for residents and guests alike.

The property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Residents will also appreciate the communal gardens, perfect for enjoying the outdoors, as well as the undercover parking, which adds an extra layer of convenience.

Situated close to West Drayton town centre and its excellent transport links, this apartment is ideally placed for those who commute or wish to enjoy local amenities. With shops, cafes, and parks nearby, you will find everything you need within easy reach.

This delightful apartment in Garden Court is a wonderful opportunity to secure a modern living space in a vibrant community. Do not miss your chance to make this property your new home.

## **.19 Garden court, West Drayton, UB7 7FA**

### **Communal hall**

Stairs and lift to first floor

### **Entrance hall**

Security entry phone, wooden floor, storage cupboard, inset ceiling spot lights

### **Livingroom**

Wooden floors, radiators, double glazed windows, inset ceiling spot lights, open plan to kitchen

### **Kitchen**

High gloss eye and base units with chrome handles, black work surfaces with matching upstands and back splash, inset sink unit with chrome mixer taps, integrated oven and hob with extractor fa over, built in fridge and freezer, built in dishwasher and washing machine, inset ceiling spot lights, wall mounted gas boiler

### **Bedroom 1**

Rear aspect double glazed window, radiator

### **En suite shower room**

Part tiled walls, tiled floor, corner shower cubical, pedestal wash hand basin with chrome mixer taps, low level wc, chrome heated towel rail, extractor fan, inset ceiling spot lights

### **Bedroom 2**

Rear aspect double glazed window, radiator

### **Family bathroom**

Part tiled walls, tiled floor, tile enclosed bath with mixer taps and shower attachment, shower screen, vanity mounted wash hand basin, low level wc with concealed cistern,, inset ceiling spot lights, extractor fan

### **Outside**

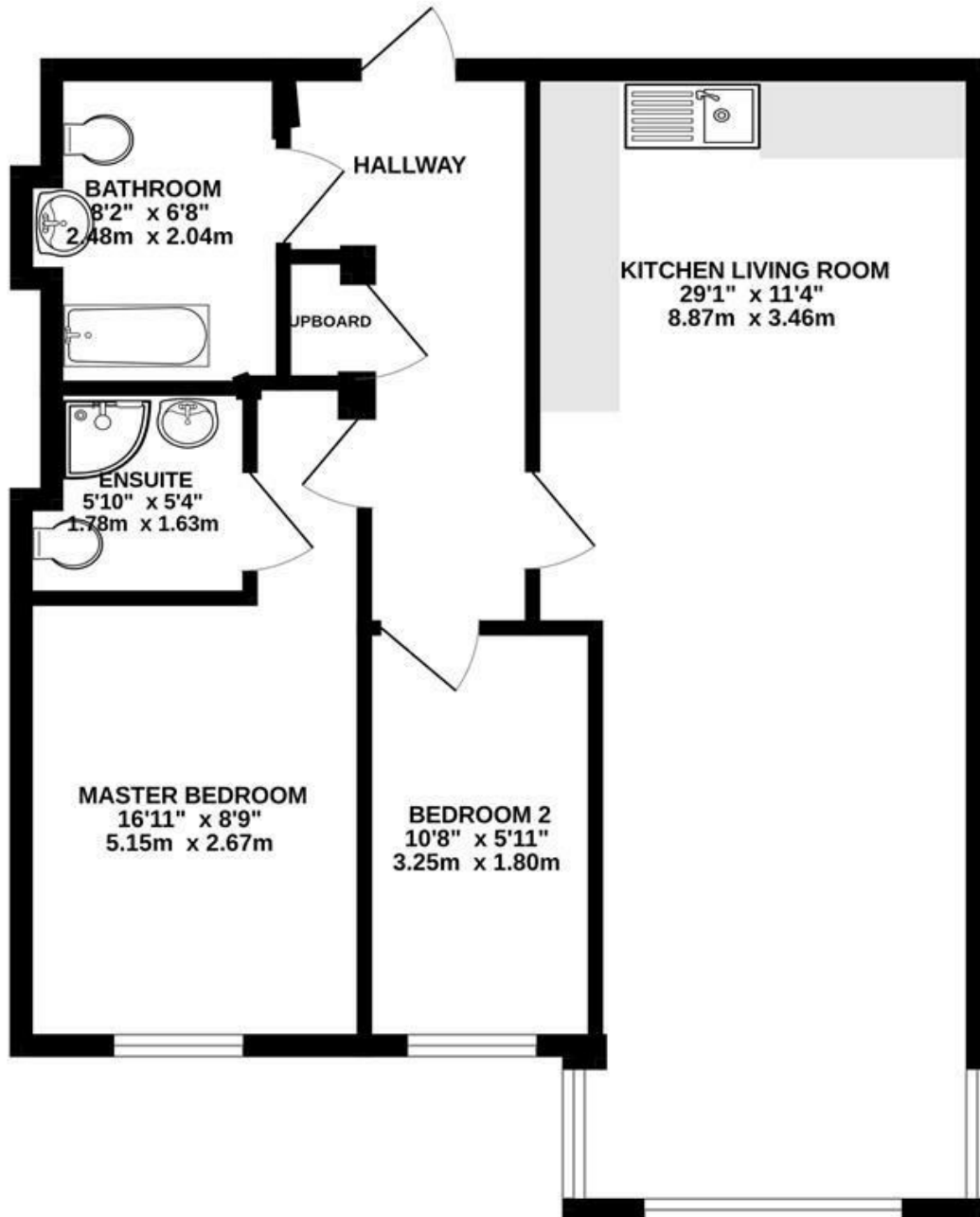
### **Communal gardens**

### **Under cover parking**



# ENTRANCE FLOOR

644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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