

11 Bentinck Road

West Drayton • • UB7 7RQ

Guide Price: £205,000



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Offered to the market for the first time since being built in 2021, is this well appointed one bedroom first floor flat found in an ultra convenient location only moments from the train station and High Street. The property would be ideal for first time buyers and investors alike and briefly consists of entrance hallway, a 22ft open plan kitchen/dining/living room, a bright and airy 12ft bedroom and sublime shower room.

Built in 2021

One bedroom apartment

First floor

22ft Kitchen/Living area

12ft Bedroom

Sublime shower room

Fantastic condition throughout

Great spec

Perfectly located

No chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

There is on-street permit parking available.

Location

Bentinck Court, situated on Bentinck Road is an exclusive modern development constructed in 2021, located just a short walk from West Drayton High Street with its variety of shops and mainline train station (Elizabeth Line). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.





Schools:

St Matthew's CofE Primary School 0.1 miles
Rabbsfarm Primary School 0.4 miles
St Catherine Catholic Primary School 0.5 miles



Train:

West Drayton 0.2 miles
Iver 1.4 miles
Uxbridge 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 352 sq.ft. (32.7 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	66	66
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.