

6 Wintergreen Boulevard

West Drayton • • UB7 9GU
Offers In Excess Of: £350,000



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est 1986

6 Wintergreen Boulevard

West Drayton • • UB7 9GU

A unique and sizeable two bedroom, two bathroom ground floor apartment offering its own private garden terrace and offered to the market with the benefit of no chain. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 850 sq. ft. the living accommodation starts with a large entrance hall, utility cupboard, family bathroom, 25ft x 11ft open plan kitchen/living/dining room with terrace access, 13ft double second bedroom and 13ft master bedroom with the advantage of an ensuite. Both benefit from built in wardrobes.

No chain

Ground floor apartment

Two bedrooms & two bathrooms

854 sq.ft

Full width private terrace

Fitted wardrobes

Great condition throughout

Gated, undercroft parking

Sought after development

• 0.5 miles from West Drayton Train Station (Elizabeth Line)

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

Investors only, currently let at £1800pcm A unique and sizeable two bedroom, two bathroom ground floor apartment offering its own private garden terrace and offered to the market with the benefit of no chain. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 850 sq. ft. the living accommodation starts with a large entrance hall, utility cupboard, family bathroom, 25ft x 11ft open plan kitchen/living/dining room with terrace access, 13ft double second bedroom and 13ft master bedroom with the advantage of an ensuite. Both benefit from built in wardrobes.

Outside

Doors from the living room open onto the private garden terrace which offers superb outdoor space being the width of the apartment and there is an allocated parking spot which is gated and secure. The apartment block also has a bike store and communal garden located on the first floor.

Location

Clovelly Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



Schools:

West Drayton Academy 0.2 miles
 Cherry Lane Primary School 0.6 miles
 St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton Station 0.6 miles
 Hayes & Harlington Station 1.7 miles
 Iver Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



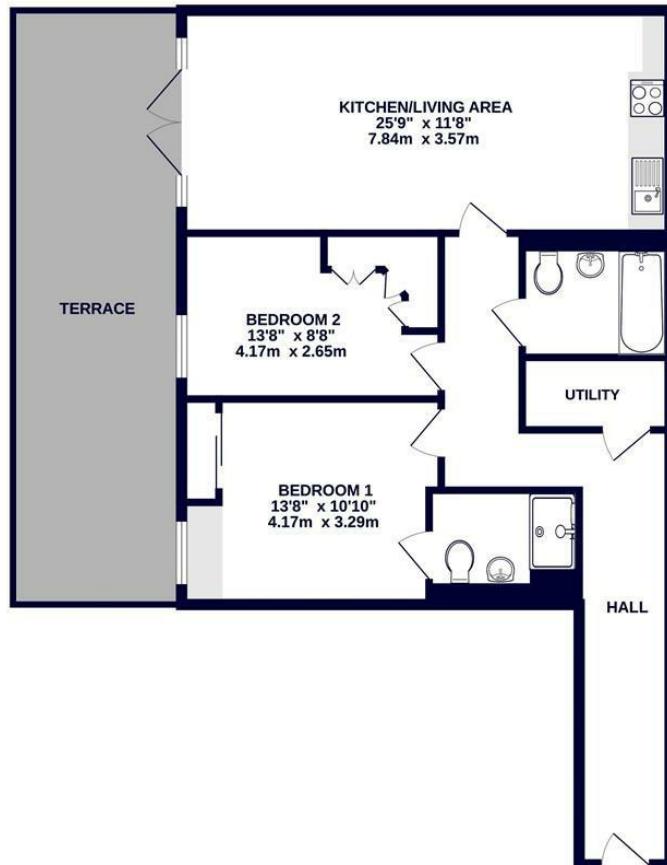
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GROUND FLOOR
 854 sq.ft. (79.3 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019 EPC A	84
2019 EPC B	84
2019 EPC C	84
2019 EPC D	84
2019 EPC E	84
2019 EPC F	84
2019 EPC G	84
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.
 Whilst every effort 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 guarantee is given for any error, omission or misdescription. This plan is for illustrative purposes 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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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.