

















Waterford House, Thorney Mill Road, West Drayton, UB7

- Two bedroom, two bathroom ground floor apartment
- Starting bid £180,000 with terms and conditions applying
- Attractive waterside development with pleasant landscaped surroundings
- Offered via Secure Sale online auction bidding
- Excellent refurbishment opportunity with potential to add value
- Residents parking and convenient Elizabeth Line access

By Auction £180,000

Description
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

Situated within the attractive waterside setting of Waterford House, this two bedroom, two bathroom ground floor apartment offers approximately 635 sq ft of accommodation and represents an excellent opportunity for buyers seeking a property to modernise and improve.

The apartment requires refurbishment throughout, making it particularly suitable for investors or buyers looking for a project with the opportunity to add value.

The accommodation comprises an entrance hallway leading to a generously proportioned living and dining room, measuring 14'5" x 14'1", with access to the outside. There is a separate fitted kitchen fitted with with new cabinet doors, worktop, splashback, hob and flooring, two bedrooms, a family bathroom and an en-suite shower room serving the principal bedroom.

Waterford House occupies an attractive position alongside the water, with landscaped surroundings and residents' parking. The development offers a pleasant residential setting whilst remaining conveniently located for West Drayton town centre, its range of shops, supermarkets and local amenities.

West Drayton station provides Elizabeth Line services into Central London and beyond, whilst the M4, M25 and Heathrow Airport are all within easy reach.

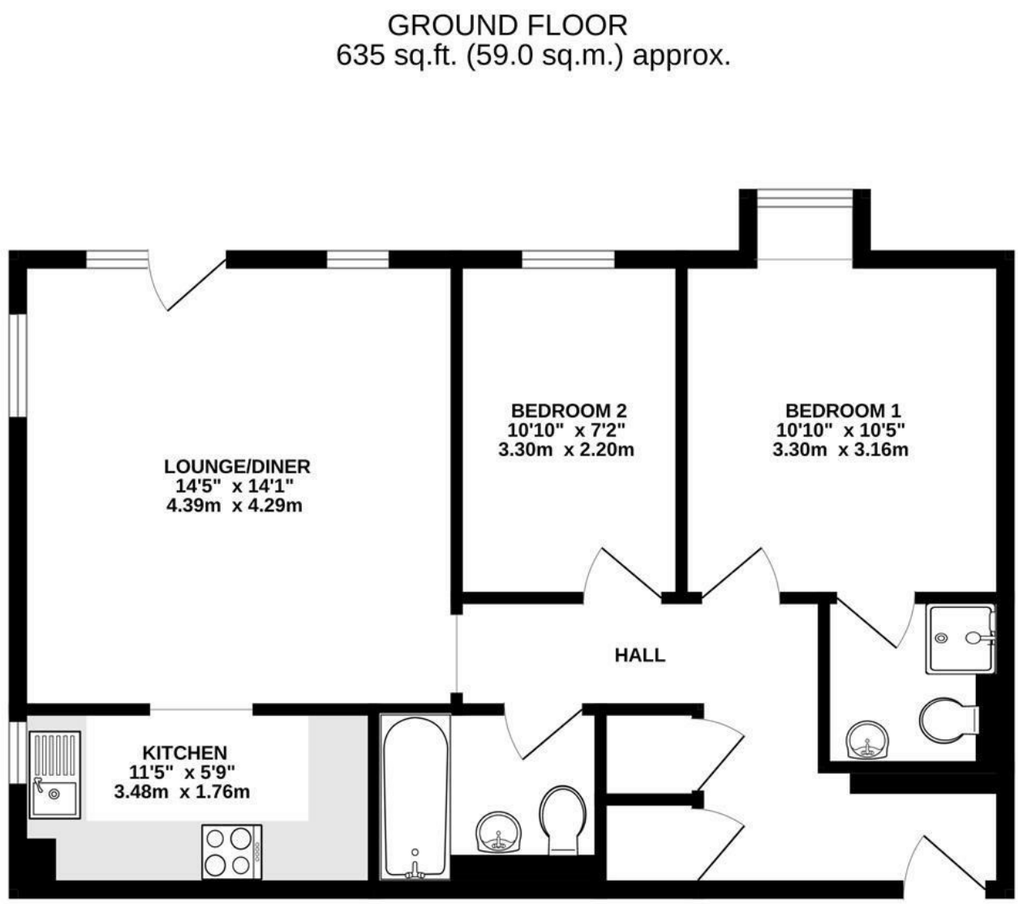
Offered at an attractive starting bid of £180,000, this is an opportunity to acquire a well-proportioned apartment in a desirable waterside development, with considerable scope for improvement.

AUCTION INFORMATION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.

The property is being sold through the Secure Sale online bidding process. All offers must be submitted in accordance with the auction terms and conditions. Prospective purchasers are advised to review the auction legal pack, applicable fees and terms before bidding.

Additional information
Tenure: Leasehold
Remaining lease: 93 years
Annual service charge: £2,172
Annual ground rent: £300
Council tax band: D
EPC rating: D



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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IMPORTANT NOTICE
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts