Trout Road

West Drayton • • UB7 7FX
Guide Price: £325,000

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A beautifully presented two-bedroom apartment with a spacious open-plan kitchen/living area, private balcony and approximately 730 sq ft of accommodation.

Situated on the second floor, this well-proportioned apartment offers bright and versatile living space throughout. The impressive 17'0" x 17'0" open-plan kitchen/living area provides an excellent space for both relaxing and entertaining, with a modern fitted kitchen offering ample worktop and storage space.

The living area benefits from plenty of natural light and direct access to the private balcony with full canal views, creating an ideal extension of the living space during the warmer months.

There are two well-sized bedrooms, with the master bedroom measuring approximately 13'0" x 10'11" and the second bedroom approximately 12'9" x 9'5". The property is further complemented by a main bathroom and additional WC, along with useful hallway storage.

Spacious second-floor apartment

Approximately 730 sq ft

Two well-proportioned bedrooms

17' x 17' Open-plan kitchen/living area

Private balcony

Modern fitted kitchen

Main bathroom plus additional en suite

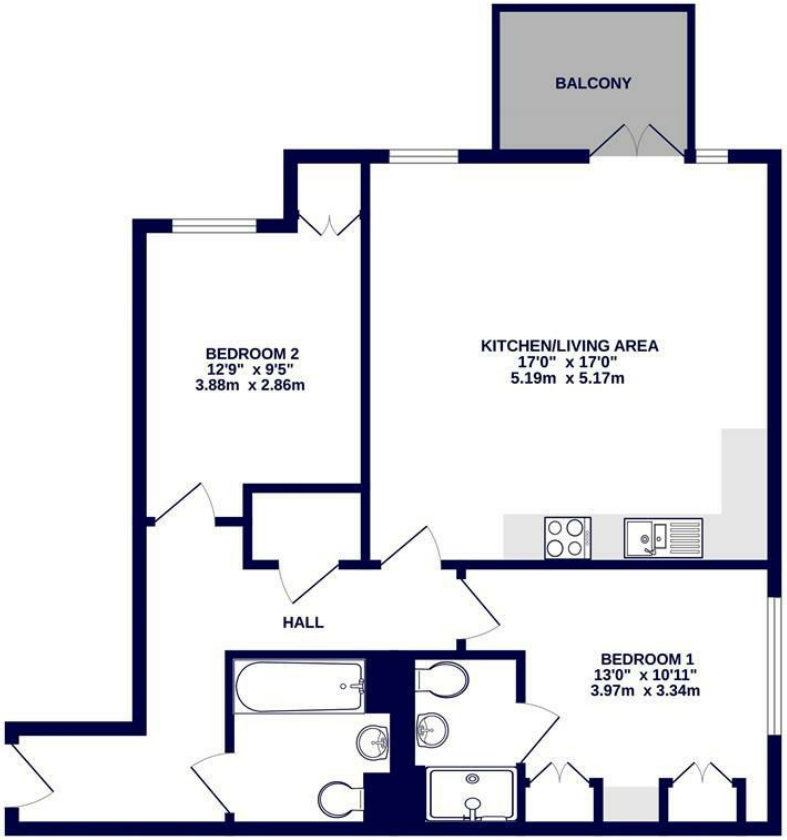
Ideal for first-time buyers or investors

Canal views

Allocated parking

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.

2ND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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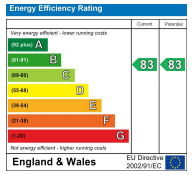

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