

# 13 Cherry Lane

West Drayton • • UB7 9HB

By Auction: £190,000



coopers  
est 1986

# 13 Cherry Lane

West Drayton • • UB7 9HB

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

Nestled on Cherry Lane, West Drayton, this delightful first-floor apartment presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The generous sized reception room allows for plenty of space along side an open plan kitchen/dining area. Situated in a desirable location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy a balanced lifestyle.

Immediate 'exchange of contracts' available

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Two double bedrooms

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First floor

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Allocated parking

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Well manicured communal gardens

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Ideal for first time buyers

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No chain

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Lease extended upon completion

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Cash buyers only

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16ft Living room

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.





#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### **Property**

Nestled on Cherry Lane, West Drayton, this delightful first-floor apartment presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The generous sized reception room allows for plenty of space along side an open plan kitchen/dining area. Situated in a desirable location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy a balanced lifestyle.

#### **Outside**

There is an allocated parking space as well as a visitor parking permit. In addition there is a well kept communal garden for residents.

#### **Location**

Belvue Court is a popular and well placed modern development in West Drayton,



### Schools:

Cherry Lane Primary School 0.1 miles  
St Martin's Primary School 0.5 miles  
Laurel Lane Primary School 0.5 miles



### Train:

West Drayton station 0.9 miles  
Hayes & Harlington station 1.8 miles  
Heathrow Express Terminals 1, 2 & 3 1.9 miles



### Car:

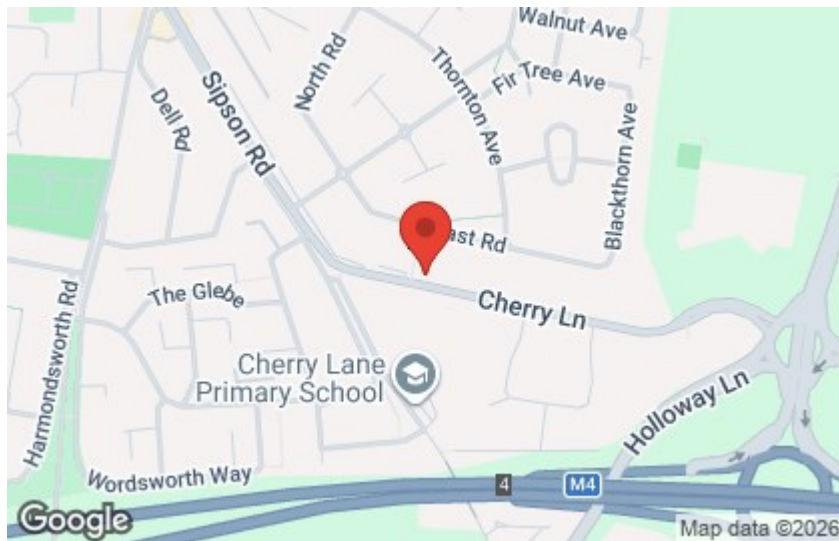
M4, A40, M25, M40



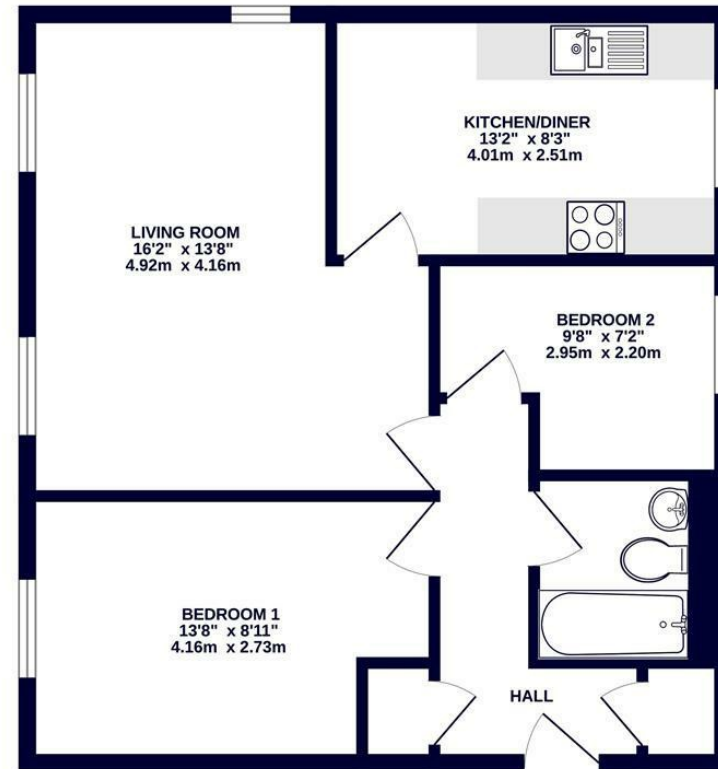
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	78	80

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.