



# Parkfields

Estates



## 1 Dormers wells Lane , Southall, UB1 3HR

Situated on the outskirts of Southall, this spacious ground floor apartment at September Court, Dormers Wells Lane offers a wonderful opportunity for both first-time buyers and investors alike. With a generous area of 610 square feet, the property features two well-proportioned bedrooms, a comfortable reception room, and a bathroom, providing ample space for modern living.

This apartment boasts a 115-year lease remaining, ensuring peace of mind for years to come. Its prime location just off Uxbridge Road places it within easy reach of local amenities, transport links, and vibrant community life, making it an ideal choice for those seeking convenience and accessibility.

The property is currently vacant and available with no onward chain, allowing for a smooth and swift purchase process. Whether you are looking to make your first step onto the property ladder or seeking a buy-to-let investment, this apartment presents a fantastic opportunity to secure a home in a thriving area.

Asking Price £275,000

## 17 September Court 1 Dormers wells Lane , Southall, UB1 3HR



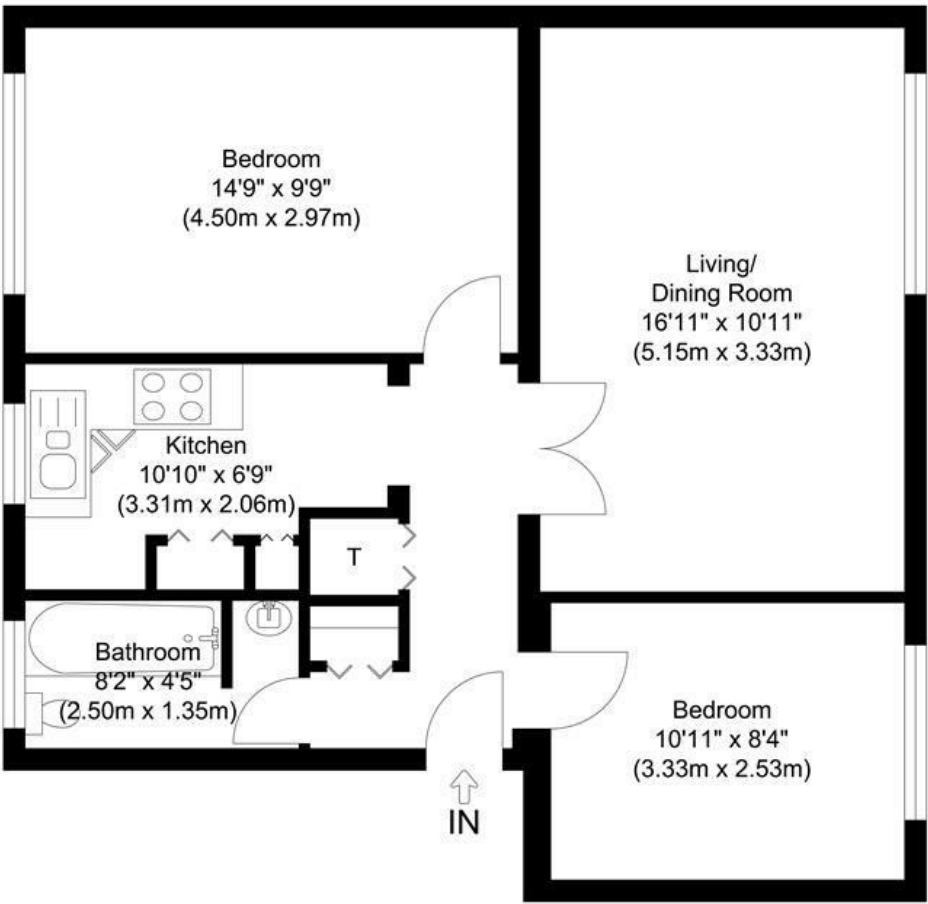
- GROUND FLOOR APARTMENT
- LOUNGE & KITCHEN
- JUST BY DORMERS WELLS HIGH SCHOOL
- 115 YEAR LEASE
- BATHROOM/WC
- EASY ACCESS TO A40 & THE CITY
- TWO BEDROOMS
- VACANT WITH NO ONWARD CHAIN
- COMMUNAL PARKING AREA



Directions



Floor Plan



Total Gross Internal Area  
610.42 sq. ft.  
(56.71 sq. m)



Ground Floor  
September Court, Dormers Wells Lane, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 78        |
| (55-68) D                                   | 56      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |