






Apartment - Studio (EPC Rating: )

# 31 MERRIVALE MEWS TAVISTOCK ROAD, YIEWSLEY, WEST DRAYTON, GREATER LONDON, UB7 7LY

## Guide Price

# £100,000

## FEATURES

- Spacious two-bedroom apartment
- Fitted kitchen and separate bathroom
- Double glazing
- Walking distance to Yiewsley High Street
- Well-proportioned living area
- Parking available
- Attractive location close to the River Frays
- Walking distance to West Drayton Elizabeth Line station

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Whites Estates
Bill Atherton Estate Agents

# 2 Bedroom Apartment - Studio located in West Drayton

Guide Price*Unconditional lot £100,000 to £200,000 + fees

Description

Town & Country Property Auctions are delighted to offer For Sale by Public Auction this excellent opportunity to acquire this generously proportioned two-bedroom apartment, situated within the established Merrivale Mews development in Yiewsley, West Drayton.

The property offers spacious and versatile accommodation, comprising two bedrooms, a well-proportioned living area, fitted kitchen and bathroom, together with the benefit of double glazing.

With an estimated rental value of £1,950 pcm (£23,400 per annum), the apartment offers an impressive potential gross rental yield of 23.4%, calculated at the lower guide price.

Whilst the property would benefit from some light refurbishment and cosmetic updating, it presents an attractive opportunity for investors seeking a buy-to-let investment with scope for further enhancement. Equally, it would make an ideal first-time purchase.

Location

Merrivale Mews enjoys a pleasant setting close to the River Frays, with attractive riverside walks nearby.

Yiewsley High Street is within easy walking distance, offering a good selection of shops, supermarkets, cafes and restaurants.

West Drayton railway station is also within walking distance, providing excellent Elizabeth Line connections to Paddington, Bond Street, Tottenham Court Road and Liverpool Street.

The M4, M25 and A40 offer convenient road links, whilst Heathrow Airport, Uxbridge and Stockley Park are all readily accessible.

Key Features

- Rental Value £1,950 pcm (£23,400 Per Annum)
- Potential Gross Rental Yield of 23.4%
- Spacious Two-Bedroom Apartment
- Fitted Kitchen and Separate Bathroom
- Ideal Buy-to-Let Investment or First-Time Purchase
- Attractive Riverside Location
- Walking Distance to West Drayton Elizabeth Line Station
- Double Glazing
- Scope for Cosmetic Improvement

PROPERTY FEATURES

. Number of Bedrooms: 2

. Reception Rooms: 1

. Parking

. Council tax band: B

. Market Value: £275,000

. Rental Value Per Month: £1950

. 56 Day Completion

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on 01202 143399.

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Buyers Premium

* Buyers Premium Applies

Material Information

Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Highly recommended. Please contact Whites Estates today on 01202 521466 to arrange a viewing.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

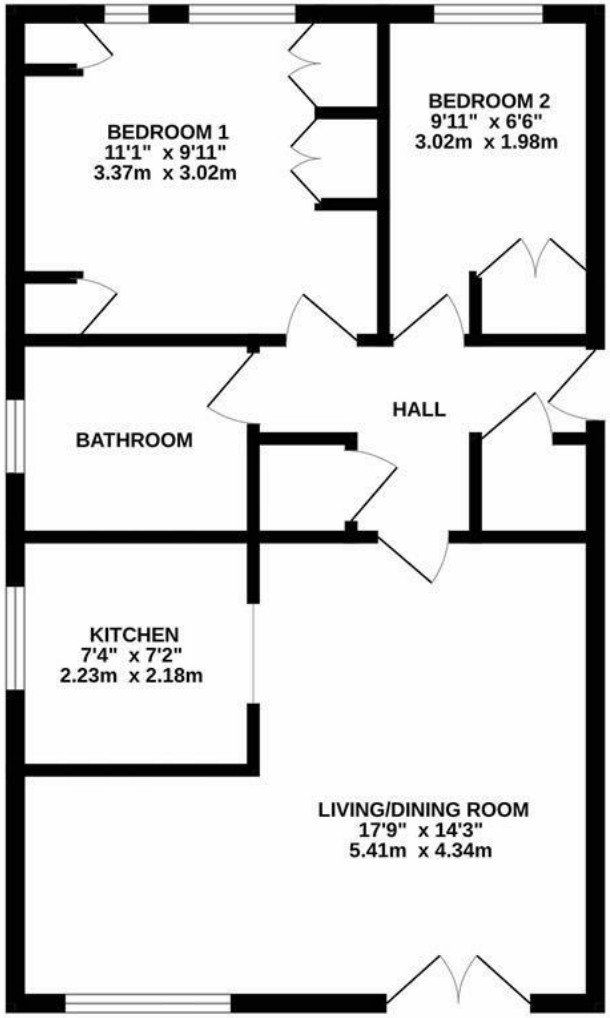








540 sq.ft. (50.1 sq.m.) approx.



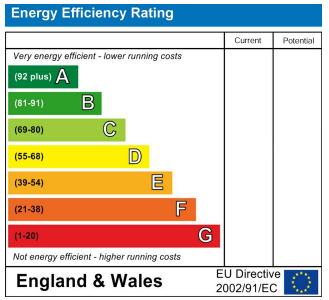


Call us on

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www.whitesestates.co.uk


## Council Tax Band




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.