



- ONE Bedroom Modern Apartment
- Open Plan Kitchen
- Lift Access
- Allocated Parking Space
- No Chain

- Secure Gated Development
- Shower Room
- Gas Central Heating
- Electric Vehicle Charging
- EPC Rating B

A modern ONE-bedroom apartment situated in the sought after West Gate Court, off of Long Lane Hillingdon. This first-floor apartment provides space and luxury finishing throughout with the added benefit of NO ONWARD CHAIN.

Briefly comprises; entrance hallway with a storage cupboard and utility cupboard, spacious lounge with a Juliet balcony, open plan kitchen with stylish units and integrated appliances, double bedroom and a shower room with a walk-in double shower.

Further benefits include; gas central heating, double glazing, video entry phone system, electric gates, an allocated parking space with electric vehicle charging, a bicycle store and lift access. Just a short walk to Hillingdon tube station and close to A40/M40/M25 motorway junctions.

Price - £300,000
Tenure: Leasehold
Years Remaining on Lease: 144
Ground Rent: £0
Service Charge: £1210 per anum
Local authority: Hillingdon
Council tax band: C

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage


EE - Good outdoor & in home
Three - Good outdoor & in home
O2 - Good outdoor & variable in home
Vodafone - Good outdoor & variable in home


Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



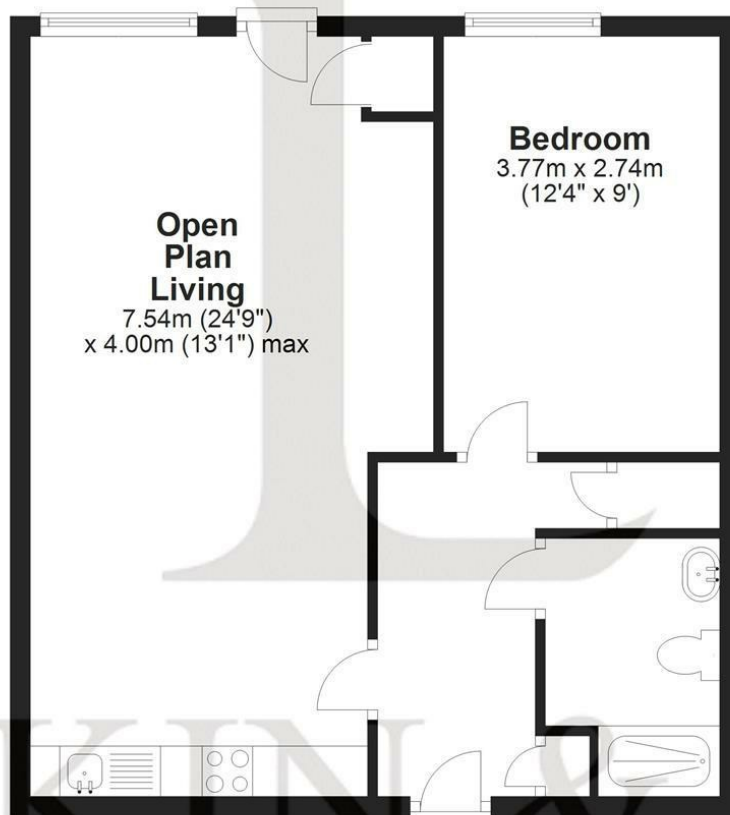


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	85	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

FIRST FLOOR

Approx. 50.9 sq. metres (547.7 sq. feet)

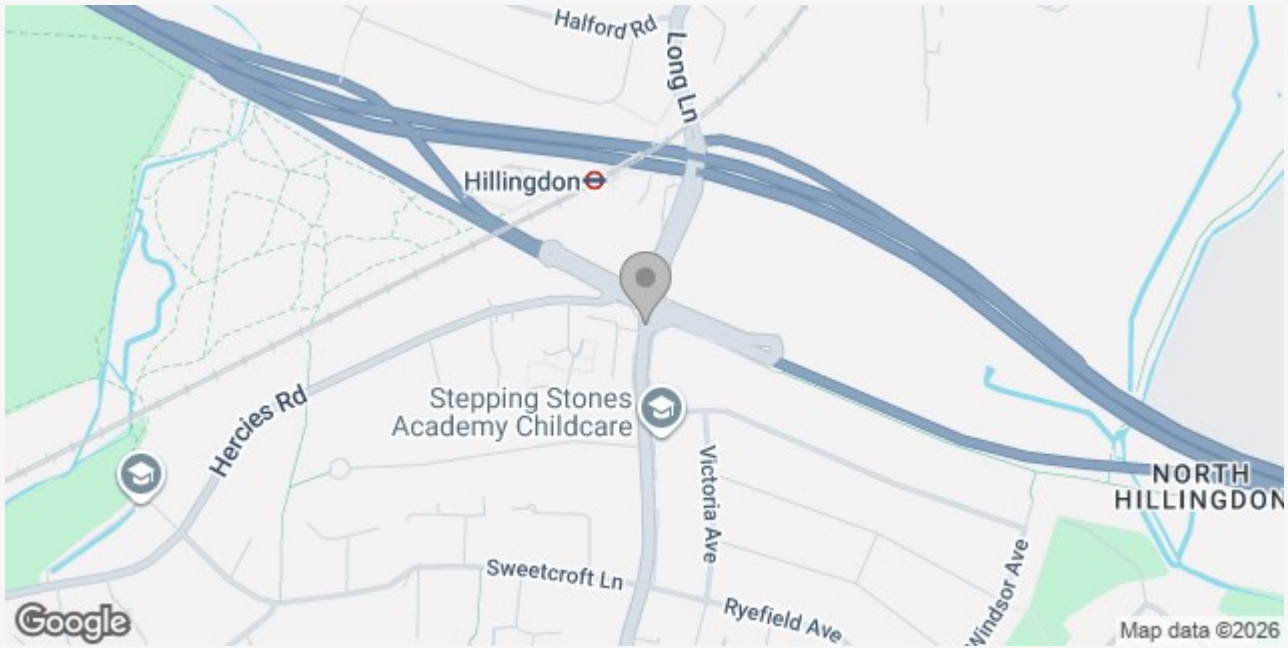


Total area: approx. 50.9 sq. metres (547.7 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.