

70 Station Road

West Drayton • • UB7 7FA
: £195,000



coopers
est 1986

70 Station Road

West Drayton • • UB7 7FA

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £195,000.

A well-presented one bedroom, ground floor apartment set within a modern development, offering a bright and spacious open-plan kitchen/living area, a generously sized double bedroom and a contemporary bathroom. The property benefits from direct access to a private courtyard, ideal for outdoor dining and relaxation, along with well-maintained communal surroundings. Conveniently located with easy access to local amenities and transport links, this property makes an ideal investment opportunity.

The property is currently tenanted for £1450 PCM

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Ground floor apartment

One spacious bedroom

527 sq.ft

Large, private terrace

Excellent condition

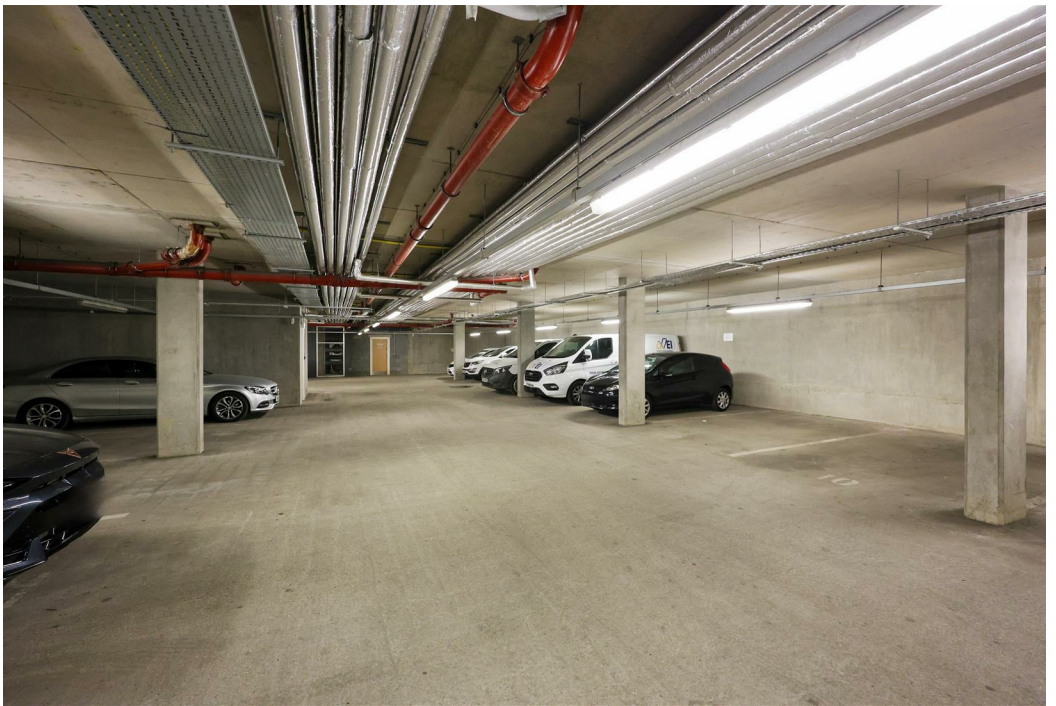
Undercroft parking for one car

currently let for £1450 PCM

Prime location moments from the Train Station

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.





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		03 October 2022	01 October 2025

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.