Clovelly Court, 3 Spring Promenade, West Drayton, UB7

- Generous ground floor apartment with terrace
- Private outdoor terrace for entertaining space
- Conveniently positioned near local supermarket amenities
- Spacious open plan kitchen and reception room
- Allocated parking bay within development grounds
- Excellent Elizabeth Line access from West Drayton

Guide Price £240,000

Description
A well balanced one bedroom ground floor apartment situated within the popular Wintergreen Boulevard development in West Drayton.

The apartment offers bright and practical accommodation extending to approximately 587 sq ft, with a particularly generous open plan kitchen/reception room measuring over 28 ft in length. The space is well suited to both everyday living and entertaining, with doors opening directly onto a private terrace.

The kitchen is fitted with a range of contemporary units and integrated appliances, while the bedroom provides comfortable double accommodation with space for additional storage. A modern bathroom and hallway storage complete the internal layout.

Residents benefit from access to communal grounds, together with one allocated parking space. Clovelly Court is conveniently located close to a local supermarket and within easy reach of West Drayton station, offering Elizabeth Line connections into Central London.

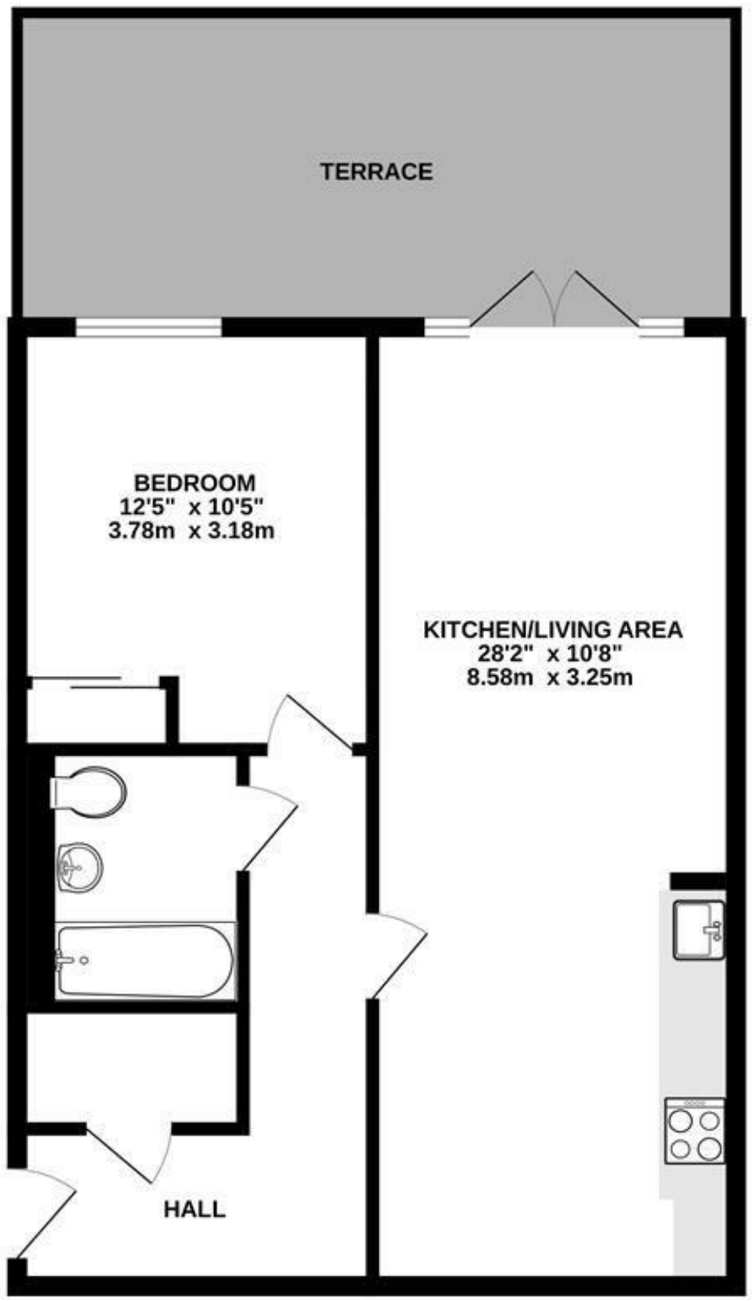
Location
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: C

Lease term: 113 years remaining
Service charge: £2,614 per annum
Ground rent: £350 per annum

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



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TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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