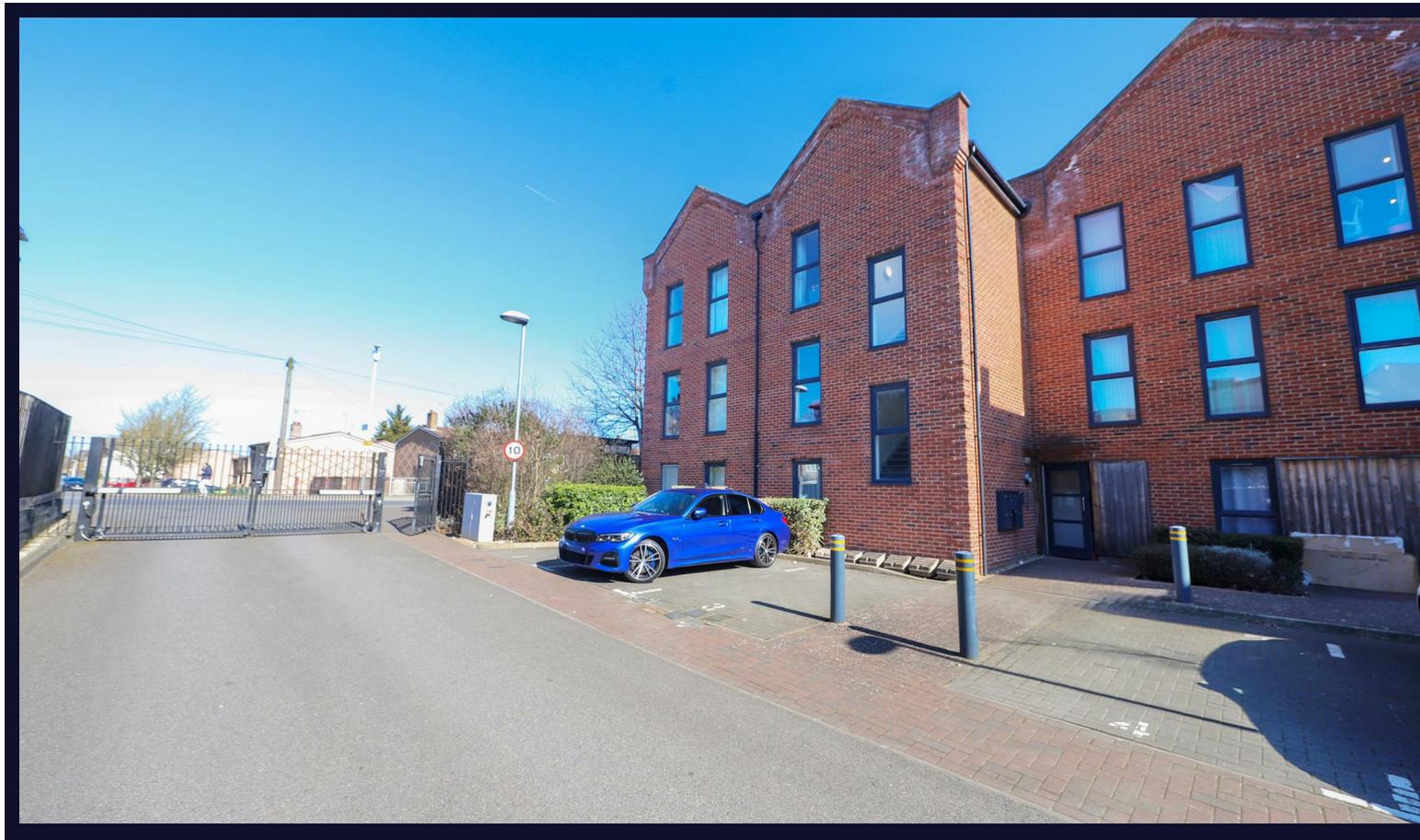


Otter Way

West Drayton • Middlesex • UB7 8FA
Offers In Excess Of: £350,000



coopers
est 1986

Otter Way

West Drayton • Middlesex • UB7 8FA

A unique and sizeable two bedroom, two bathroom ground floor apartment offering it's own private garden. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 750 sq. ft. the living accommodation starts with the entrance hall, large storage cupboard, sublime family bathroom, master bedroom with ensuite and fitted wardrobe, second double bedroom and the open plan living/dining room with contemporary fitted kitchen.

Popular gated development

Rare opportunity to purchase

Ground floor apartment

Two bedroom

Two bathroom

Expansive private terrace

753 sq.ft

Allocated parking

Extended lease with peppercorn Ground Rent

No chain

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.





Property

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Outside

Doors from the living room open onto the private rear garden terrace which offers superb outdoor space and makes this a truly rarely available opportunity to purchase. The property further benefits from allocated parking within the gated development as well as well tended communal grounds and gardens.

Location

Offer Way is an exclusive gated development located just a short walk from West Drayton High Street with its variety of shops and mainline train station (Elizabeth Line). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.





Schools:

St Matthew's CofE Primary School 0.2 miles
West Drayton Academy 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.6 miles
Hayes & Harlington Station 2.2 miles



Car:

M4, A40, M25, M40



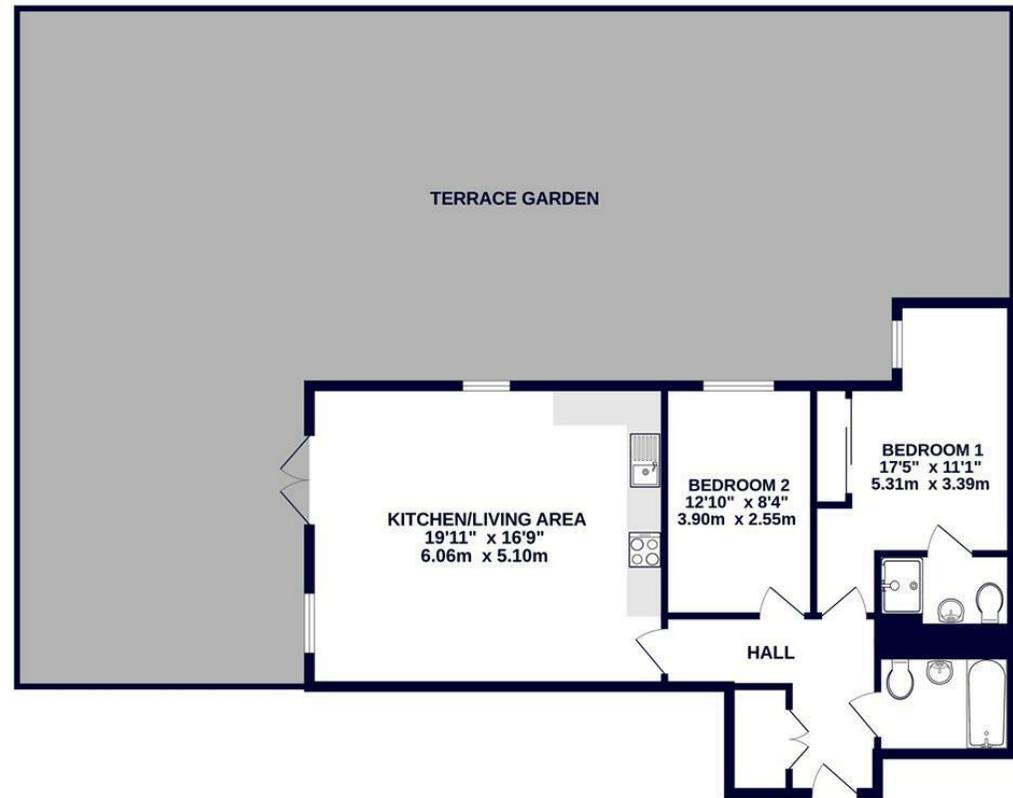
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EU Directive 2002/91/EC

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.