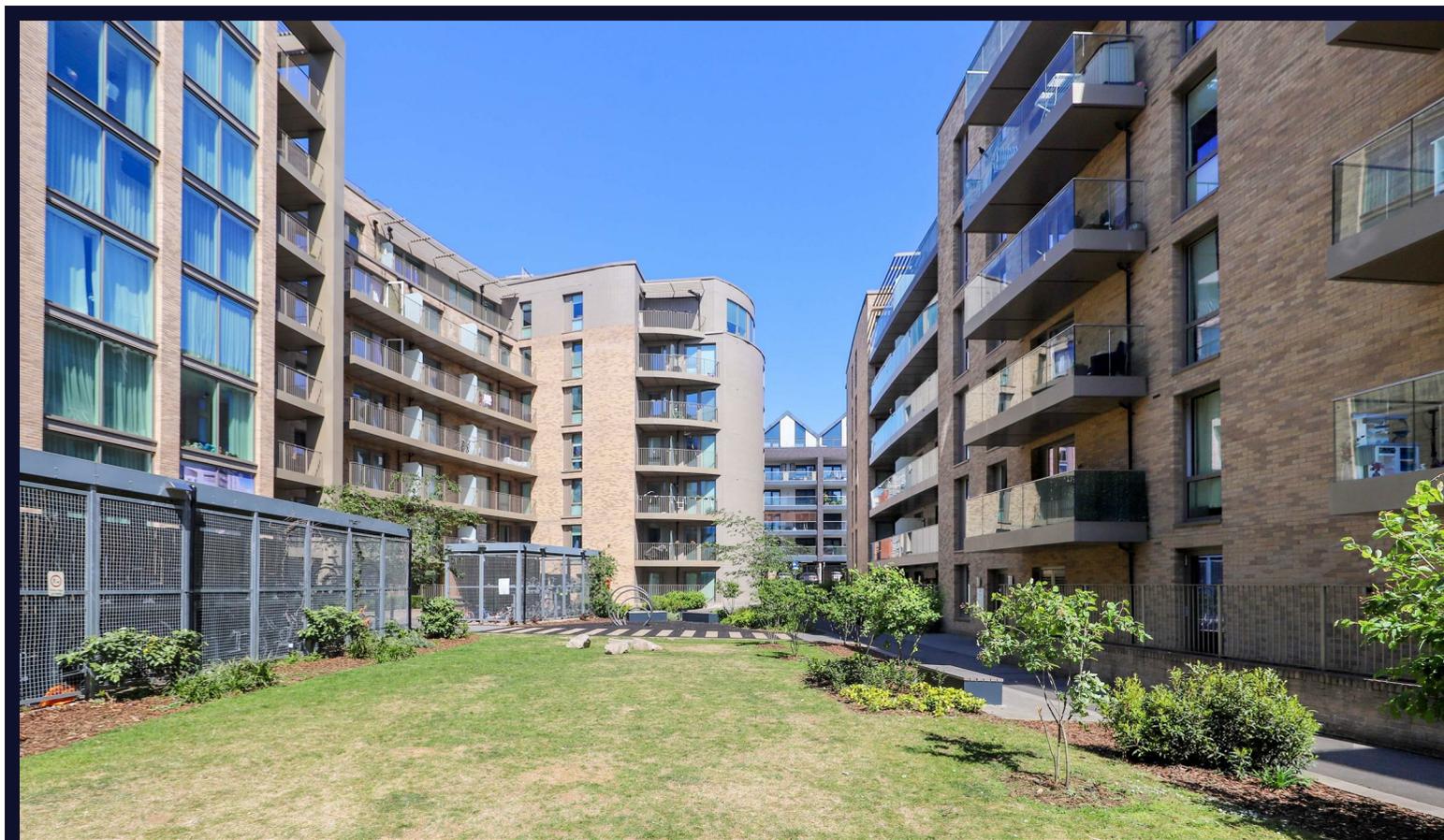


Garnet Place

West Drayton • • UB7 7GF

Guide Price: £490,000



coopers
est 1986

Garnet Place

West Drayton • • UB7 7GF

Welcome to this splendid third-floor apartment located in the desirable Garnet Place, West Drayton. This property is an excellent opportunity for first-time buyers seeking a modern and comfortable living space. The apartment boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms are thoughtfully designed, ensuring convenience for both residents and guests. The heart of the home is the inviting reception room, which offers a warm and welcoming atmosphere, perfect for entertaining or unwinding after a long day. One of the standout features of this property is the large terrace, which presents an ideal outdoor space for enjoying the fresh air, hosting gatherings, or simply soaking up the sun. The apartment is in great condition, allowing you to move in with ease and start enjoying your new home right away. Situated close to the station (Elizabeth Line) this location offers excellent transport links, making it easy to commute.

Three bedroom

Nearly 1000 sqft of living space

Immaculate condition throughout

16ft Master bedroom

Large private terrace

Modern finish

Third floor

Parking

20ft Kitchen/living area

Gated development

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

The apartment benefits from a large terrace at the the back of the development with a great view, gated parking for one car and on-site bike storage.

Location

Broughton Court is a ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.





Schools:

St Matthew's CofE Primary School 0.2 miles
St Catherine Catholic Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington 2.4 miles



Car:

M4, A40, M25, M40



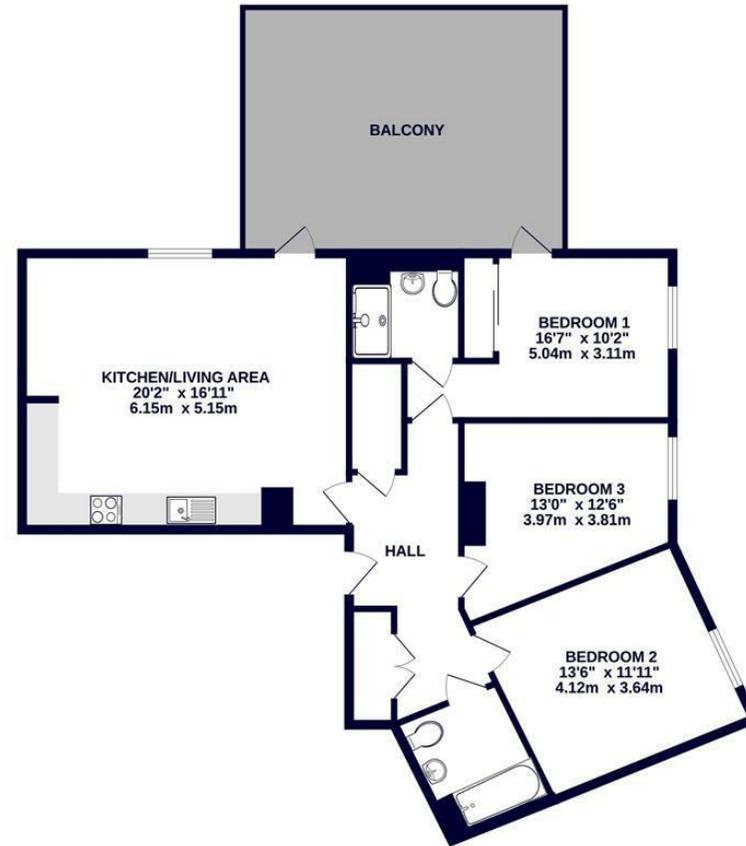
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq. ft. (92.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		88	88

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.