

13 Cherry Lane

West Drayton • • UB7 9HB

Guide Price: £225,000



coopers
est 1986

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Nestled on Cherry Lane, West Drayton, this delightful first-floor apartment presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The generous sized reception room allows for plenty of space along side an open plan kitchen/dining area. Situated in a desirable location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy a balanced lifestyle.

Two double bedrooms

Apartment

First floor

Allocated parking

Well manicured communal gardens

Ideal for first time buyers

No chain

Lease extended upon completion

Cash buyers only

16ft Living room

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

There is an allocated parking space as well as a visitor parking permit. In addition there is a well kept communal garden for residents.

Location

Belvue Court is a popular and well placed modern development in West Drayton, situated just a short distance from West Drayton High Street with all its local shops and amenities including West Drayton Train station (Crossrail). Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars.



Schools:

Cherry Lane Primary School 0.1 miles
St Martin's Primary School 0.5 miles
Laurel Lane Primary School 0.5 miles



Train:

West Drayton station 0.9 miles
Hayes & Harlington station 1.8 miles
Heathrow Express Terminals 1, 2 & 3 1.9 miles



Car:

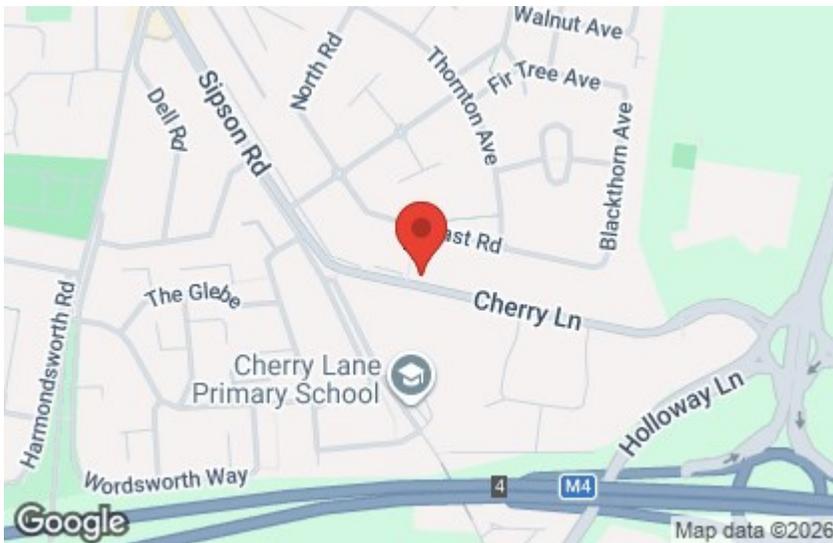
M4, A40, M25, M40



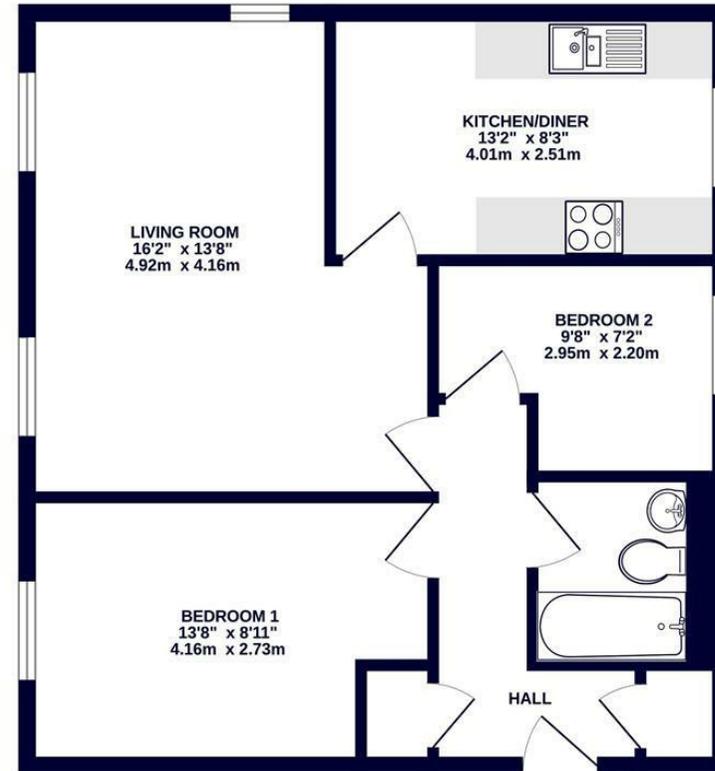
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	78	80
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.