

8

Oak Avenue
West Drayton
Middlesex
UB7 9EP

RWHITLEY
Est. 1938 & CO

Guide Price £280,000



- First Floor One Double Bedroom Garden Maisonette
- Long 999 Year Lease To Be Granted On Completion
- Share of Freehold
- Living Room
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Off Street Parking for One Car
- No Onward Chain

DESCRIPTION

This well presented one double bedroom garden maisonette is offered to market with no onward chain complications. The generous accommodation comprises a useful entrance hallway at ground floor level with cupboard housing the combination boiler. Stairs lead to the first floor landing which provides access to the 13'4 x 10'9 living room, fitted kitchen with a range of gloss white units and wood effect laminate worksurfaces, double bedroom with cupboard, and bathroom with white suite.

HEATING & HOT WATER

A gas fired combination boiler serves the

radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is B.

OUTSIDE

Front: Parking for one car on driveway (left hand side when looking towards the front of the property from the road).

Rear: Garden accessed via side gate. Brick built store.

LOCATION

Blackthorn Avenue is situated about 1 mile from the town centre with Elizabeth Line station. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

TENURE

We understand that the property will be sold with the benefit of a new lease upon completion with a term of 999 years. The property will also benefit from a share of the freehold.*

GROUND RENT

We understand that the new lease will be subject to a peppercorn ground rent.*

SERVICE CHARGE

We understand that there is no annual service charge.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

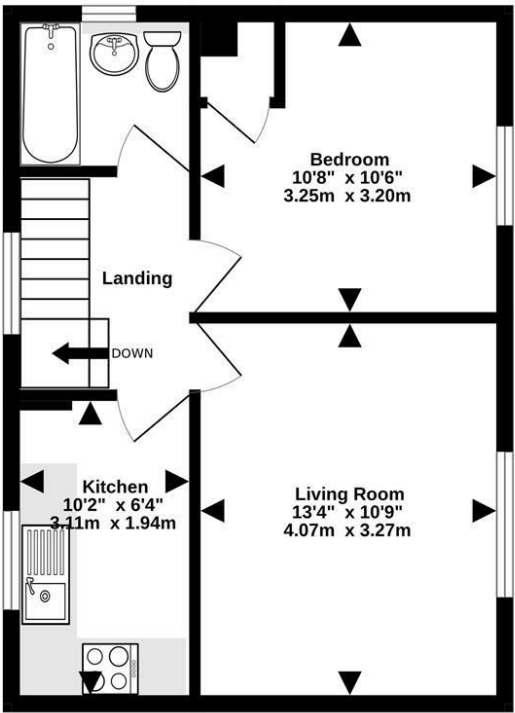
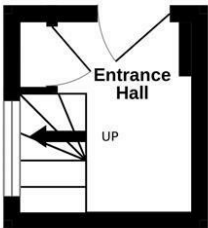
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
46 sq.ft. (4.2 sq.m.) approx.

FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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