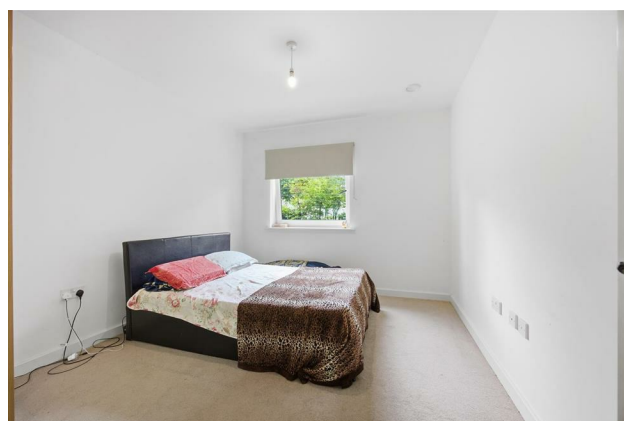




Clovelly Court, 3 Spring Promenade, West Drayton, UB7

- 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

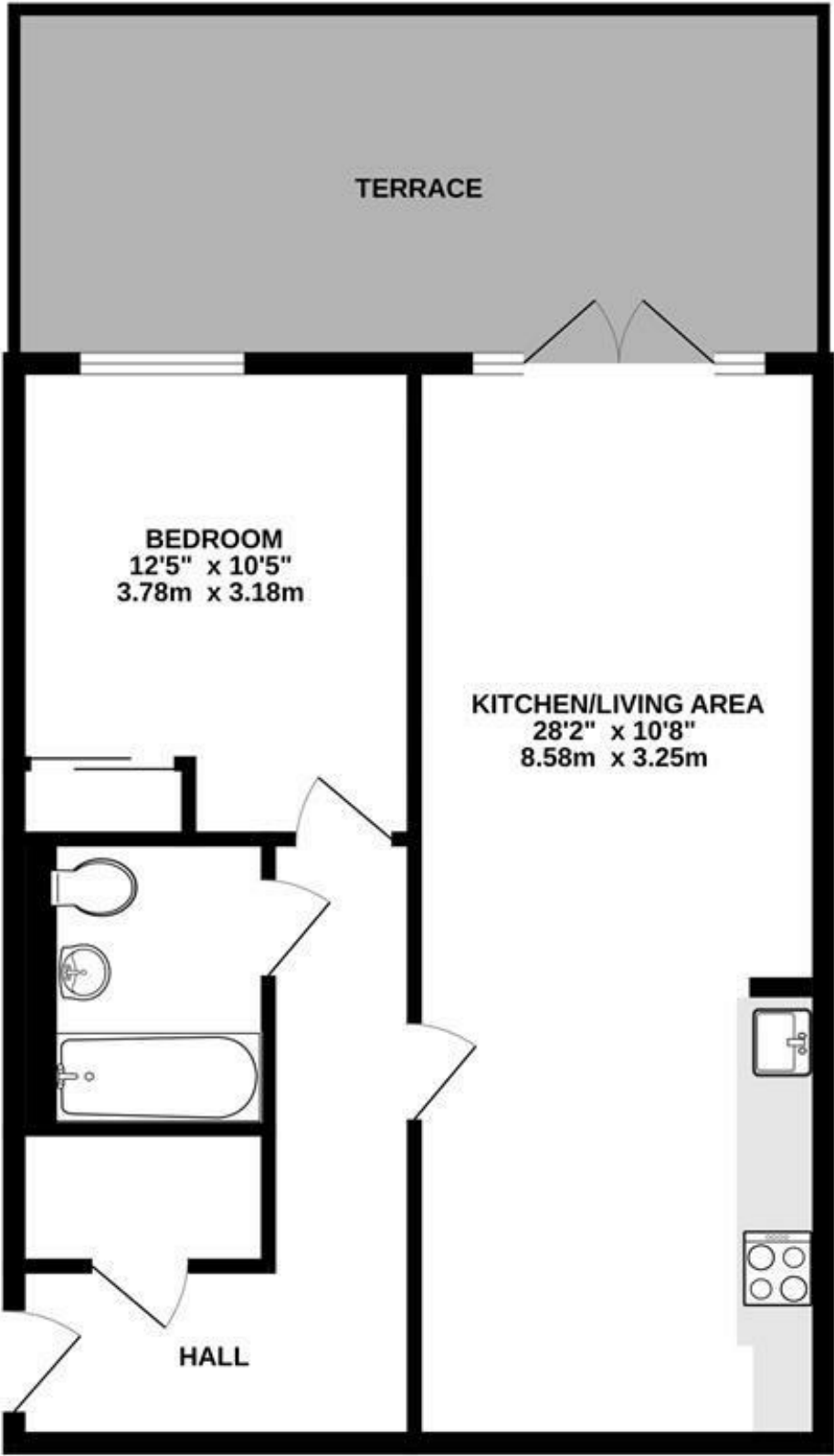
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby 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



IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts