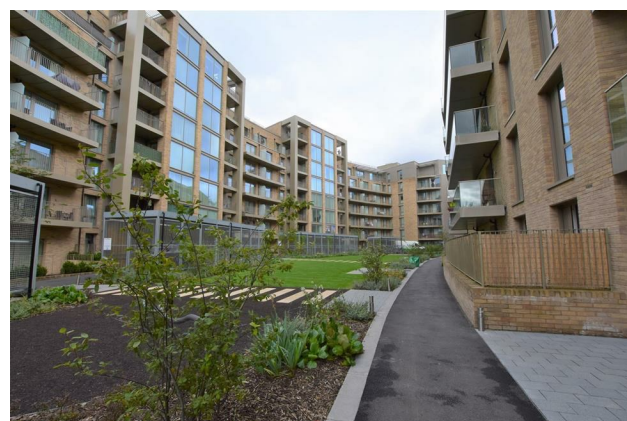




Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- One bedroom apartment
- Modern open plan living
- Access too rooftop terraces
- Ample storage space
- Redrow development
- Private balcony retreat
- EPC Rating - B
- Bike sheds

Offers In Excess Of £265,000

2ND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

Accommodation

Step into the inviting entrance hall, setting the tone for the apartment's tasteful interior. The heart of the home, this expansive area showcases a modern kitchen with integrated appliances, offering a stylish and functional space for culinary pursuits and entertaining. Retreat to the generously-sized double bedroom, featuring built-in wardrobes that seamlessly blend fashion and functionality. Enjoy the privacy of a separate bathroom suite. Benefit from strategically placed separate storage cupboards, allowing for an organized and clutter-free living environment. Access the private balcony from the kitchen diner, providing an outdoor oasis for relaxation and enjoyment.

Outside

Convenience is key with an included parking bay, ensuring hassle-free parking for residents and visitors.

Immerse yourself in the beauty of the development's outdoor spaces, with access to both ground and rooftop terraces. Perfect for unwinding, socializing, and admiring panoramic views.

Location

The apartment is situated in the sought-after area of West Drayton, which boasts an excellent array of local amenities, including shops, cafes, restaurants, and recreational facilities. Commuters will appreciate the convenience of nearby transport links, with West Drayton railway station just a short distance away, providing easy access to central London and beyond.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

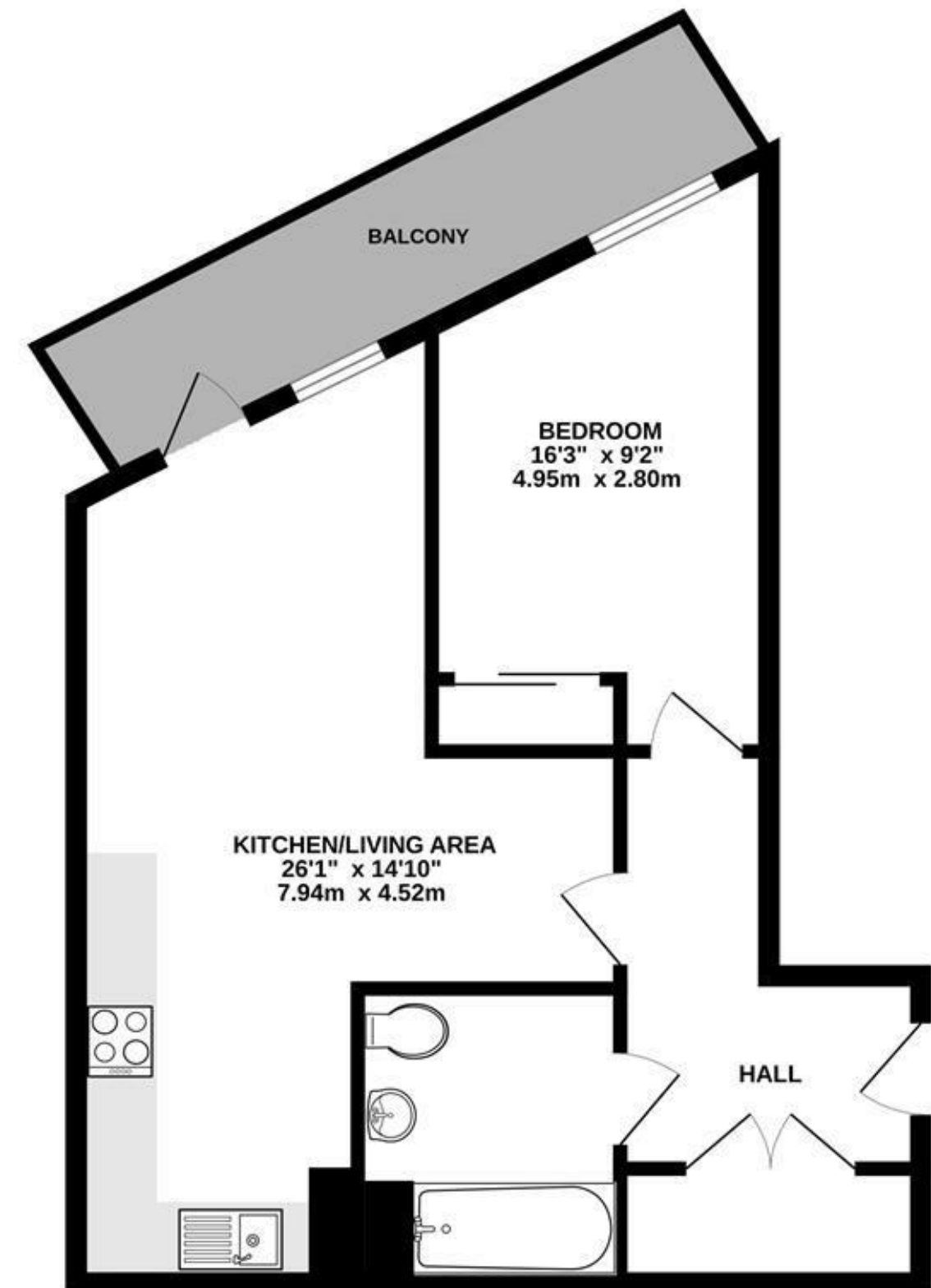
Council Tax Band: C

Current EPC Rating: B

Lease: 992 years remaining

Service Charge: £2623 per annum

Ground Rent : £250 per annum



TOTAL FLOOR AREA : 517 sq.ft. (48.1 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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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