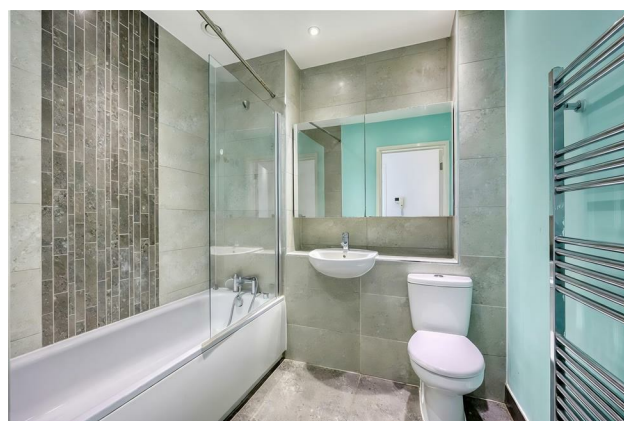




Clovelly Court, 10 Wintegreen Boulevard, West Drayton,

- Two bedroom two bathroom apartment
- Approximately 769 sq. ft. of internal accommodation
- Allocated parking space
- Fourth floor apartment with lift access
- Open plan kitchen / reception room with balcony access
- Set within Drayton Garden Village with communal grounds and nearby supermarket

Guide Price £325,000

Description

This contemporary apartment is presented in good order throughout and provides practical, well balanced living space suited to both owner occupiers and investors. The principal reception area is open plan, incorporating a kitchen and living space with direct access to a private balcony, allowing for natural light and an element of outdoor space.

Accommodation

The property benefits from two bedrooms, including a principal bedroom with en suite shower room, in addition to a separate family bathroom. The layout is functional and efficiently arranged, with a central hallway connecting all principal rooms.

Further benefits include lift access to all floors, allocated parking, and access to well maintained communal grounds. The development is conveniently positioned within close proximity to a local supermarket and everyday amenities.

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.

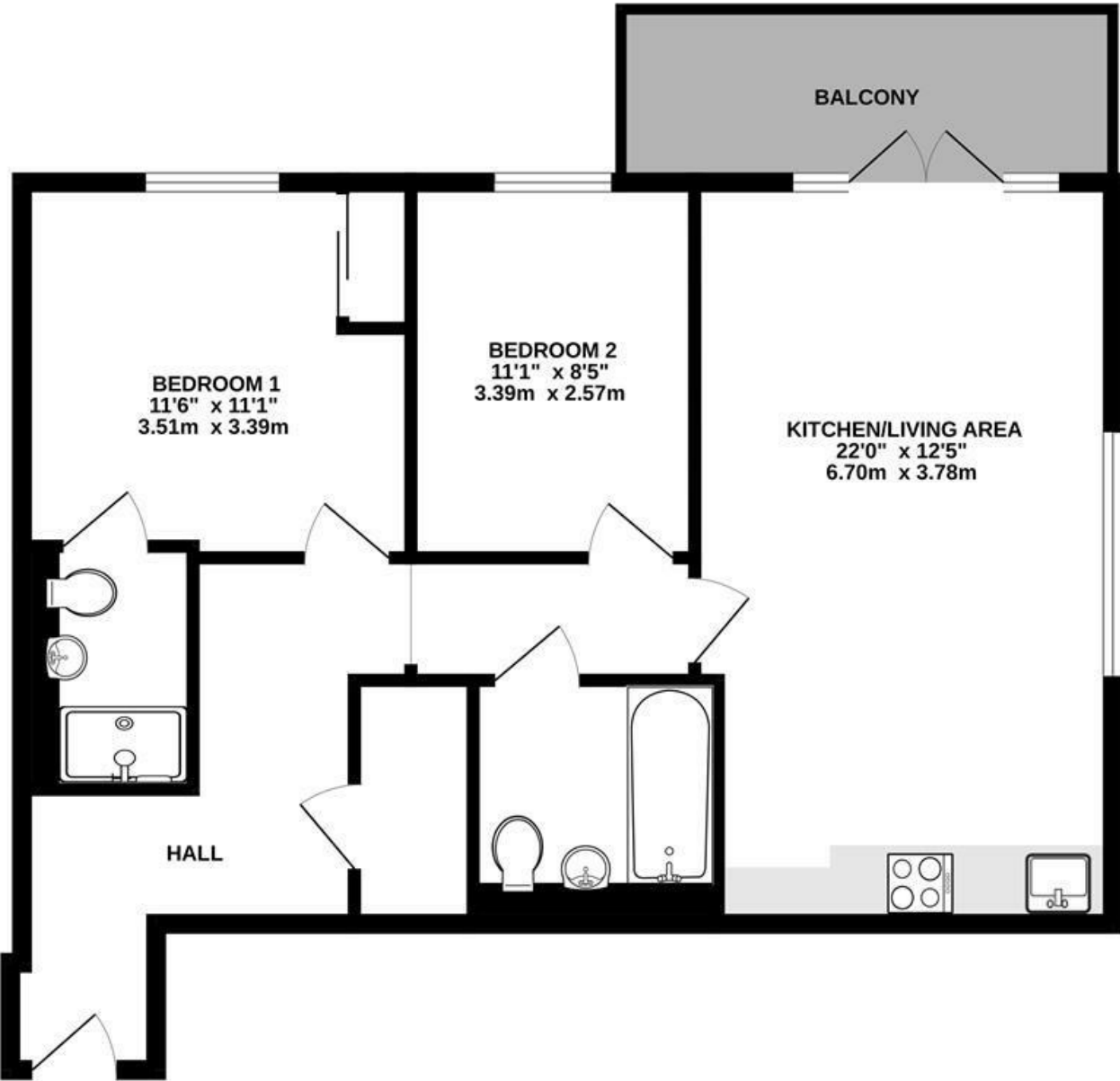
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: C

Lease term: 114 years remaining
Service charge: £3,288 per annum
Ground rent: £420 per annum

4TH FLOOR
769 sq.ft. (71.4 sq.m.) approx.



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

TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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