



## Park Lodge Avenue, West Drayton, UB7 9FJ

- Ground floor apartment
- Private terrace
- Residents Parking
- No upper chain
- Two double bedrooms
- 24 Hour Concierge Service
- Well presented
- 40% Shared ownership

**40% Shared ownership £116,000**

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.

**Description**

Located within a popular and well-maintained development, this spacious ground floor apartment offers two generous double bedrooms and comfortable living throughout. Residents benefit from a concierge service, beautifully landscaped communal gardens, and residents' parking.

**Accommodation**

The accommodation on offer briefly comprises of, entrance hallway leading to the open plan kitchen/living room which is fitted with a good range of storage units and drawers, there are ample work surfaces. Double doors open onto the private terrace. There are the two double bedrooms and an attractive three piece bathroom suite.

**Outside**

There is residents parking for one car, landscaped gardens and a private terrace.

**Situation**

The property is positioned in this very popular residential location within easy access to West Drayton station and Uxbridge with their wide range of day to day shops and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

**Terms and notification of sale**

Tenure: Leasehold

Remaining lease: 107 years

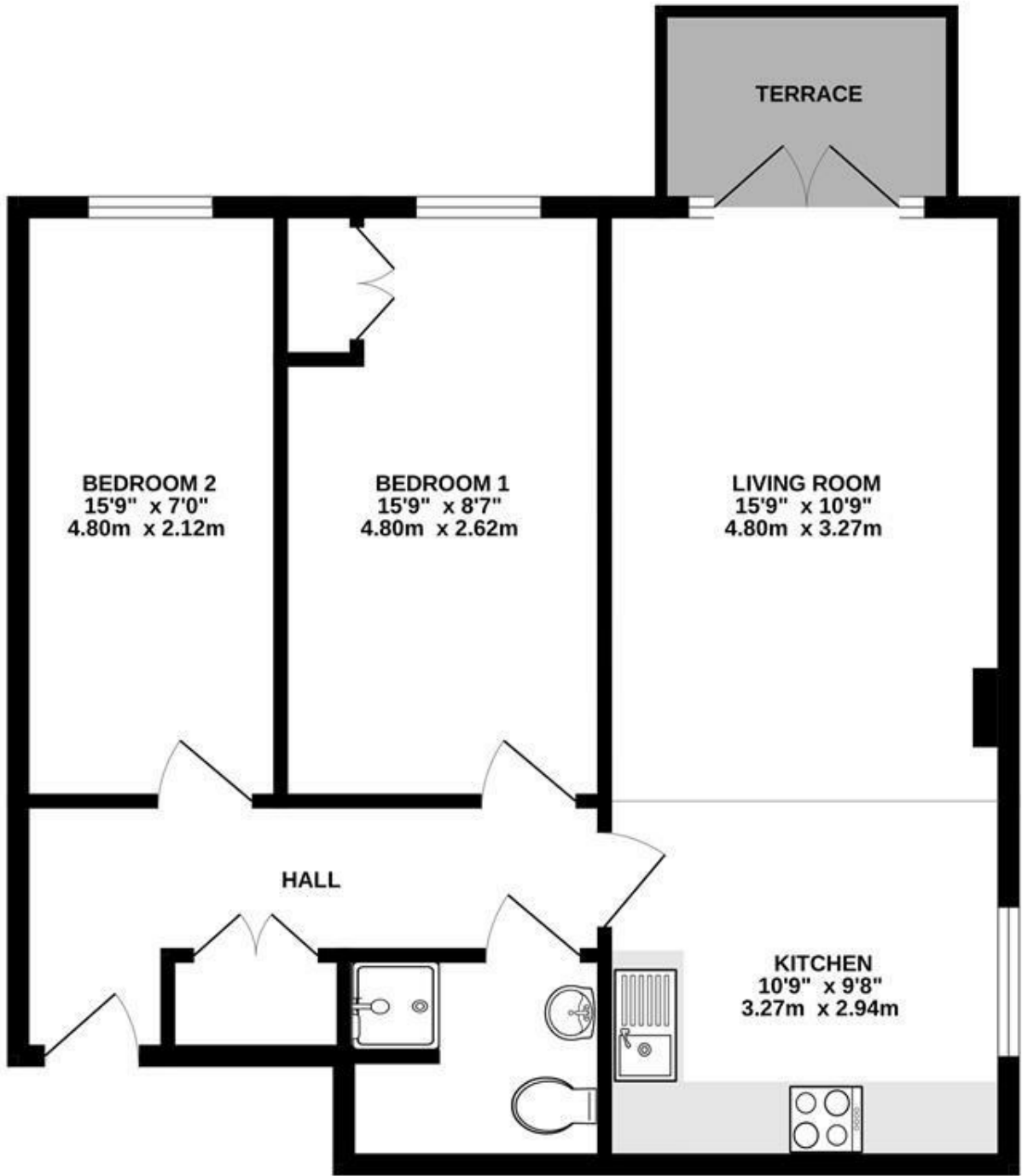
Monthly rent: £644.04

Annual service charge: £3492

Ground rent: NIL

Council tax band: C

EPC rating: C



**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 : 640 sq.ft. (59.4 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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