













Boxwood Close, West Drayton, Middlesex, UB7 9PD

- Second floor studio apartment within residential development
- Spacious studio room with attractive bay window
- Excellent opportunity for refurbishment and further improvement
- Approximately 303 sq. ft. of internal accommodation
- Separate kitchen and bathroom with shower facilities
- Owner open to offers from prospective purchasers

Offers Invited £145,000

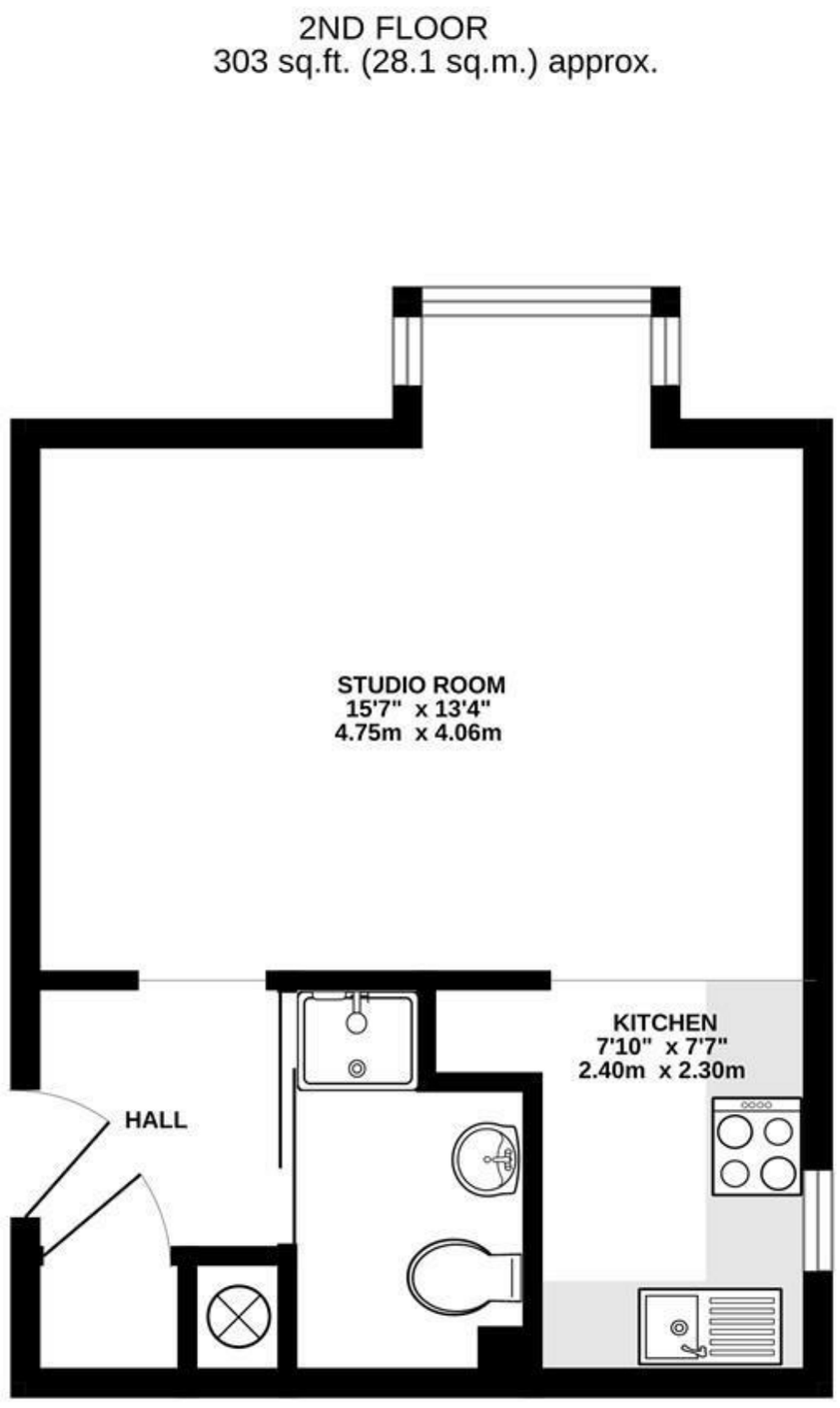
Description
The owner is open to offers, and all reasonable proposals will be considered.

Situated on the second floor of a residential development in Boxwood Close, this studio apartment offers approximately 303 sq. ft. of accommodation and presents an opportunity for buyers looking for a property they can improve and modernise to their own specification.

The accommodation comprises an entrance hallway leading through to the main studio room, measuring 15'7" x 13'4", which provides space for both living and sleeping arrangements. A bay window allows natural light into the room, while the separate kitchen is fitted with a range of units, worktop space and cooking facilities. There is also a bathroom with a shower, wash basin and WC.

The apartment would benefit from refurbishment throughout, making it particularly suitable for investors or buyers seeking a project with the opportunity to add value.

Additional information
Tenure: Leasehold
Remaining lease: 89 years
Annual service charge and ground rent: £1,440
Council tax band: B
EPC rating:D



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 : 303 sq.ft. (28.1 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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