

Bentinck Road, Yiewsley, West Drayton, UB7 7RP

- Two bedrooms
- Good condition
- Walking distance to the high street
- Double glazed
- Convenient location
- Balcony over looking the canal
- Parking available
- Ample storage
- Great investment opportunity
- No upper chain

Offers In The Region Of £310,000

Description

A very well maintained large two bedroom apartment is being offered to the market that would be suitable for first time buyers or for investment.

Accommodation

The accommodation briefly comprises of, features a lounge/diner access onto the balcony, a modern fitted kitchen, two double sized bedrooms, and a tiled three piece shower room. This apartment also comes with gas central heating, double glazing and a secure entry phone system. Externally the development offers a permit with parking for one car and the option of obtaining further permits if necessary.

Outside

Benefits include communal gardens and allocated parking for one car.

Situation

A short walk from West Drayton Main Line Station which can go to Ealing Broadway in under 15 mins and London Paddington in under 25 mins. Once the Crossrail upgrade is complete West Drayton will be on the new Elizabeth underground line; speeding up journeys to Ealing and Paddington and linking West Drayton directly to a large number of stations across London. For example to Tottenham Court Road will take 25 mins and Canary Wharf in under 40 mins. The property also has good access to Heathrow airport, M4 and M25 motorways.

Terms and Notification Of Sale

Tenure: Leasehold

Local Authority: Hillingdon council

Council tax band: TBC

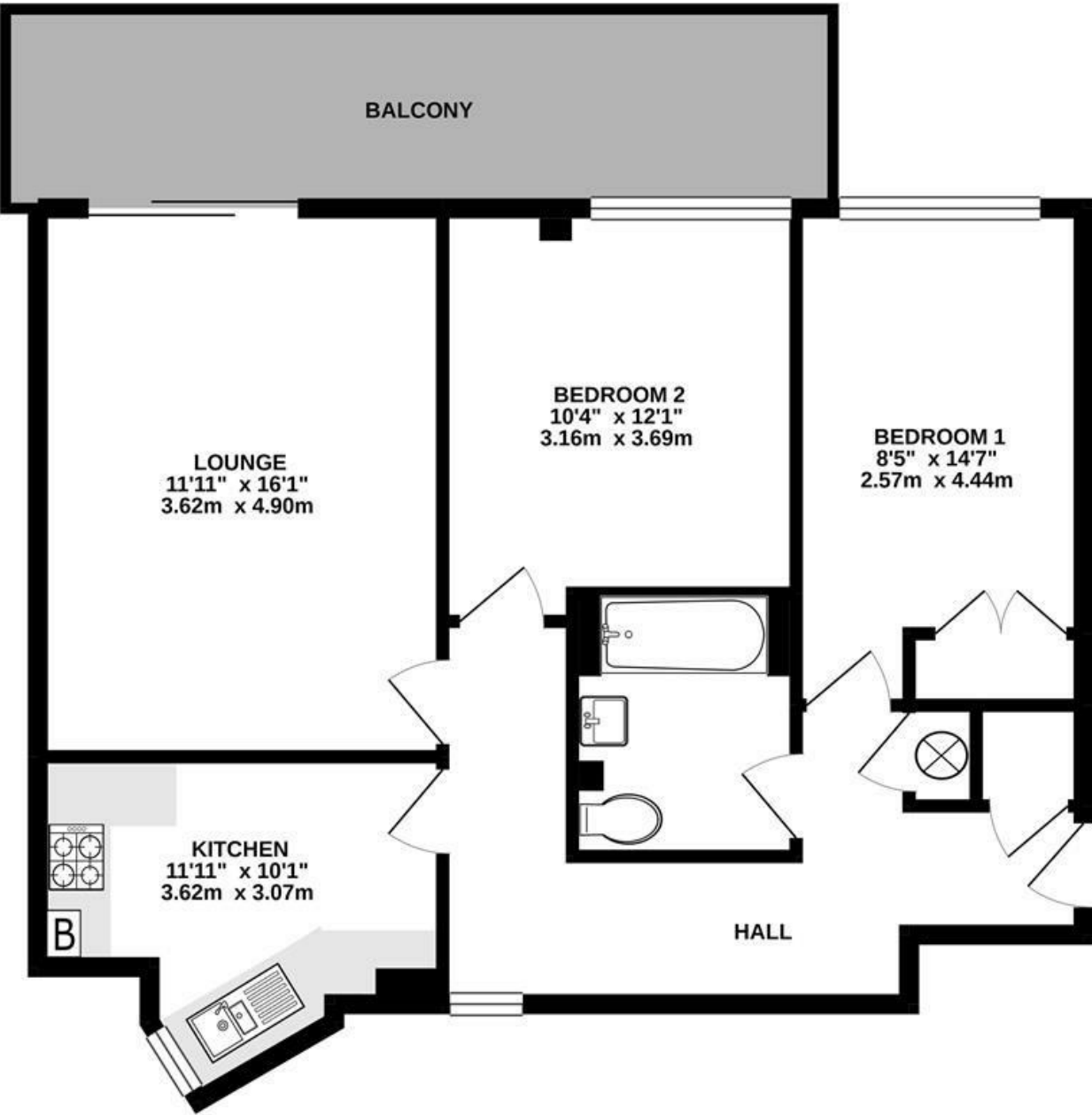
EPC rating: D - A2 Dominion

Water rates £15.43

Service charge: £128.07 per month

Sinking fund:£40.42 per month

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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