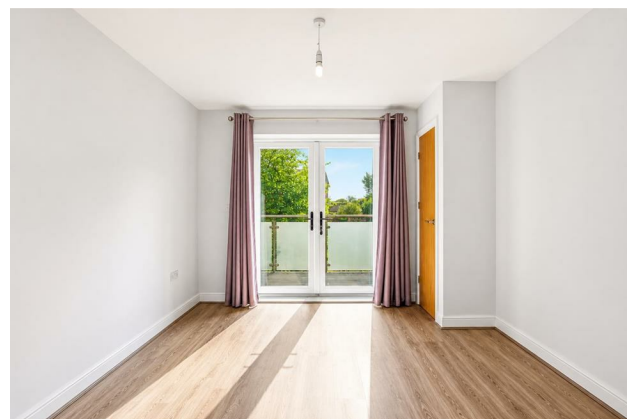




Otter Way, West Drayton, UB7 8FA

- Spacious two bedroom, two bathroom first floor apartment
- Impressive open plan kitchen, living and dining space
- Allocated parking within a modern gated development
- Approximately 708 sq ft of well planned accommodation
- Private balcony accessed directly from the living area
- Walking distance to West Drayton High Street

Guide Price £315,000

Description

Positioned on the first floor, the apartment offers an excellent balance of living and bedroom accommodation, with generous proportions and a layout that works particularly well for both everyday living and entertaining.

At the heart of the property is an impressive open-plan kitchen and reception room, extending to approximately 25'4" x 14'4". The kitchen is neatly arranged to one end of the room with a range of fitted cabinetry and integrated appliances, leaving plenty of space for both dining and seating areas. Double doors open onto the private balcony, bringing natural light into the room and providing a pleasant extension to the living space.

The principal bedroom is a notable feature of the apartment, measuring approximately 18'7" x 11'2" and offering excellent wardrobe space together with a private en-suite shower room. The second bedroom is also well proportioned and would work equally well as a guest bedroom, children's room or home office. A separate family bathroom is positioned off the entrance hall.

The property extends to approximately 708 sq ft in total and also benefits from useful storage within the hallway.

The apartment has its own private balcony accessed directly from the main reception room, while the development itself is set behind a gated entrance with attractive communal surroundings.

The apartment also benefits from access to well maintained communal grounds, including a children’s play area with climbing equipment.

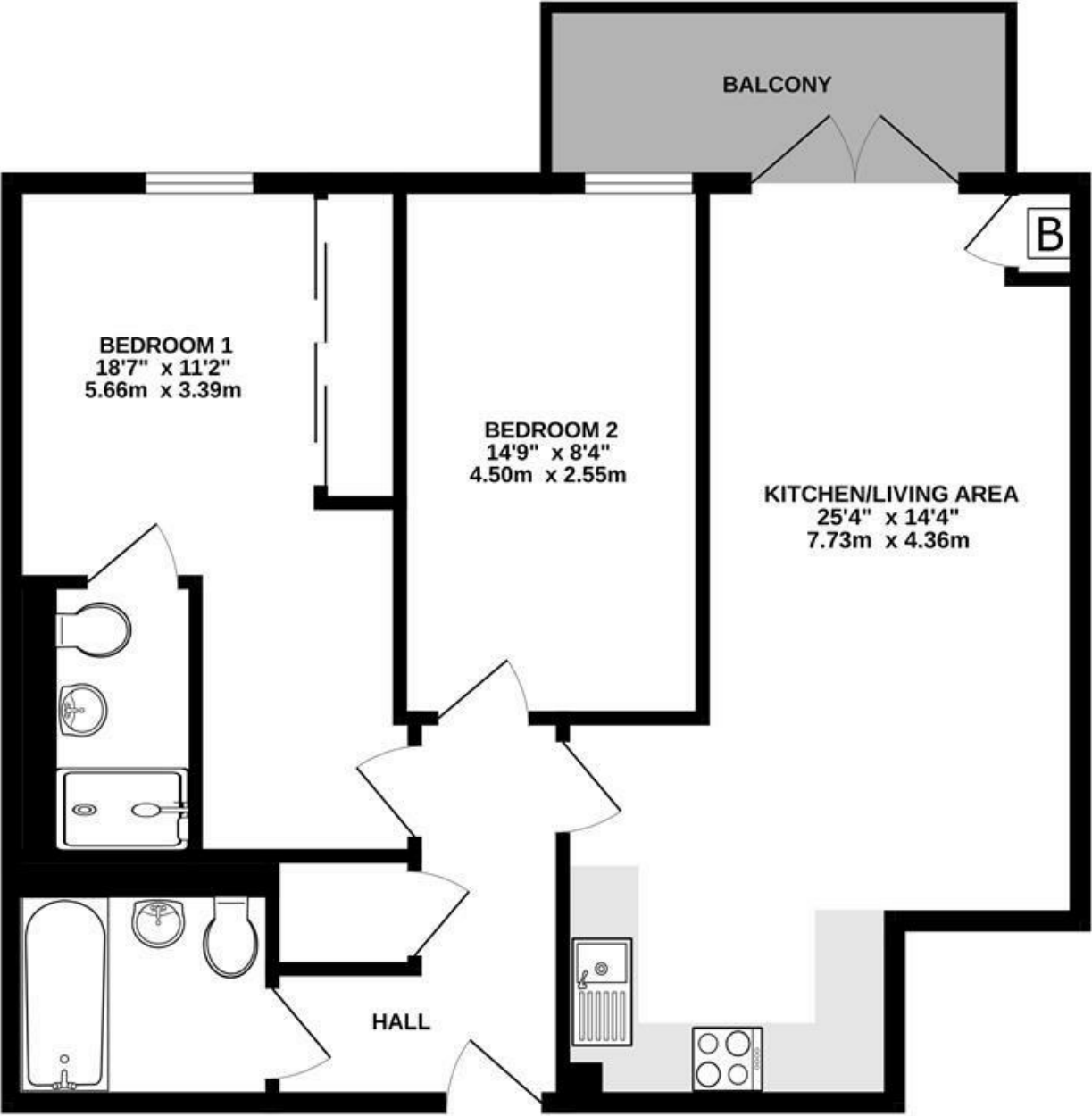
There is allocated parking with the property.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease: 113 years remaining
Service Charge: £3,133 per annum
Ground Rent: £300 per annum

1ST FLOOR
708 sq.ft. (65.8 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 : 708 sq.ft. (65.8 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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