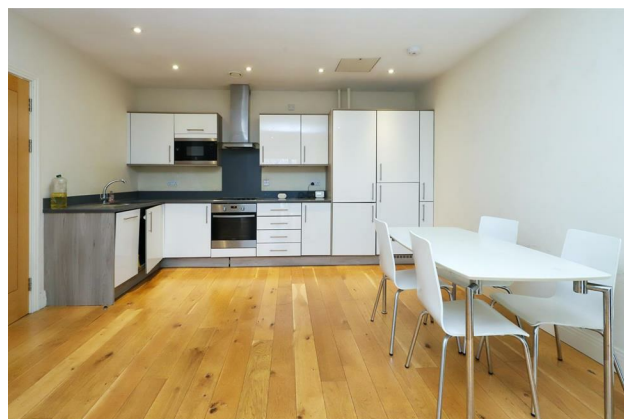




Garden Court, 70 Station Road, West Drayton, UB7 7FA

- Two double bedrooms
- En suite
- No upper chain
- Close to local amenities
- Ideal first home or investment
- Top floor
- Underground allocated parking
- Within minutes of West Drayton station (Elizabeth Line)
- Good rental yield

Offers In Excess Of £250,000

Description

Located on the top floor, this apartment includes two double bedrooms, an en-suite shower room, a separate bathroom, and an open-plan kitchen/living space. Features include lift access, large windows, and allocated underground parking

Accommodation

Open-plan lounge and kitchen, two double bedrooms including an en-suite, a family bathroom, lift access, and allocated underground parking.

Location

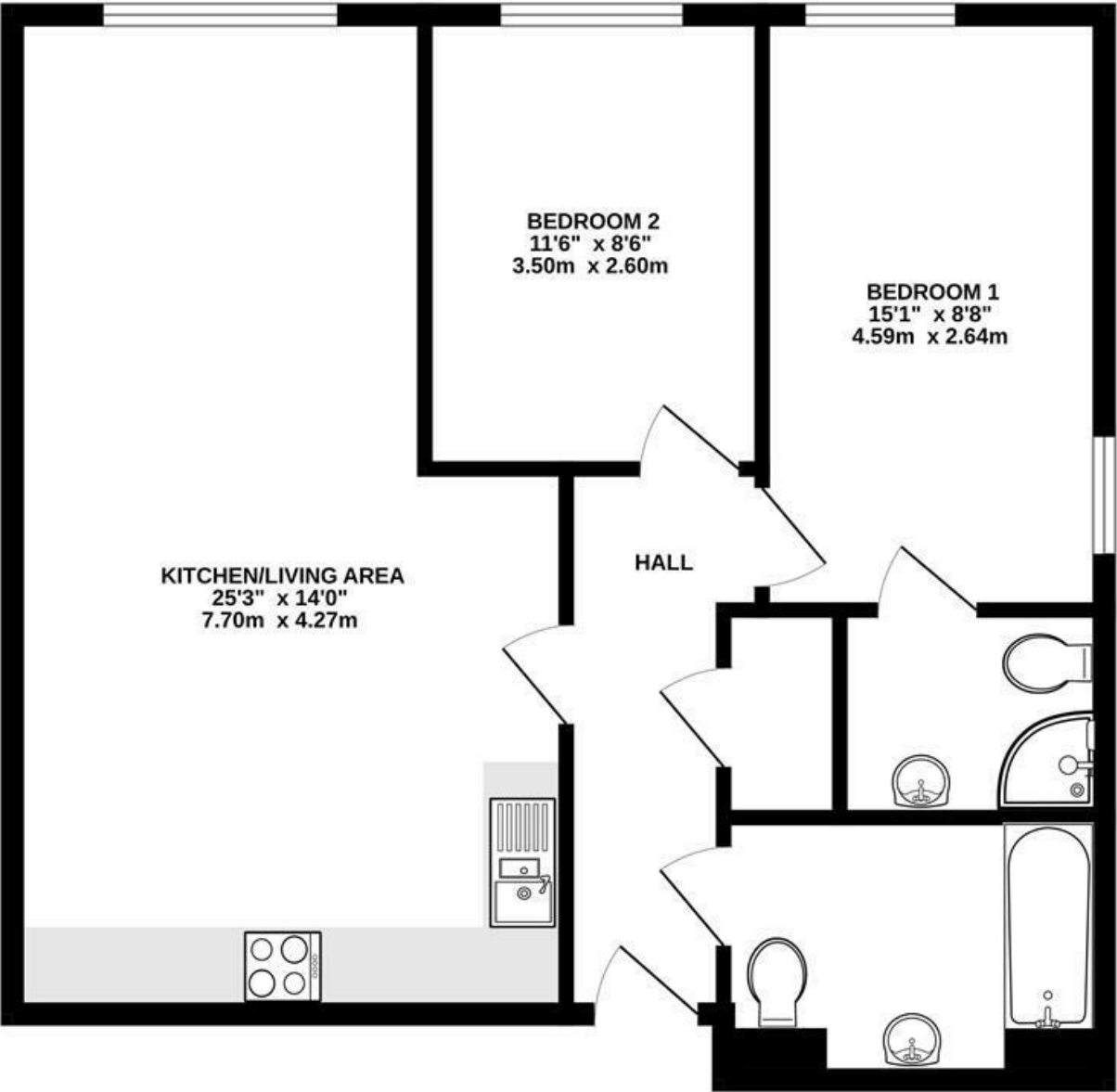
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

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

Lease term: 115 years remaining
Service charge: £3,804 per annum approx.
Ground rent: £150 per annum

GROUND FLOOR
709 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 : 709 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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