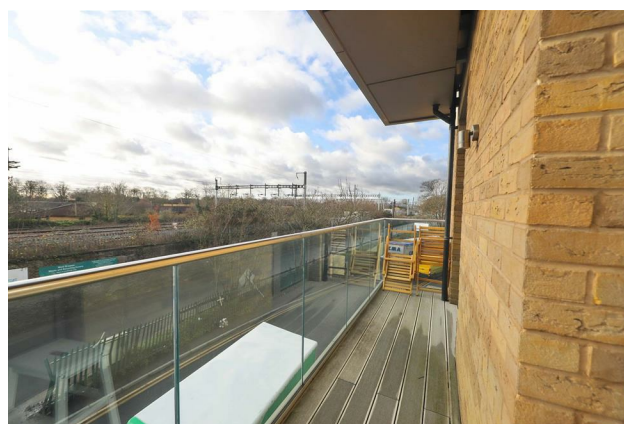




Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- One bedroom apartment
- Private balcony
- Contemporary design throughout
- Generously proportioned living space
- Luxury bathroom suite
- Moments to West Drayton station
- Secure undercroft parking
- Second floor

Offers In Excess Of £265,000

2ND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

Accommodation

Upon entering, you'll be greeted by entrance hall, creating a sense of space and flow throughout the apartment. The heart of the apartment boasts a spacious open-plan kitchen diner, perfect for entertaining and modern living. The kitchen area is fitted with sleek, modern finishes and integrated appliances, providing a functional cooking space. The kitchen diner seamlessly extends to a private balcony, offering a serene outdoor space to enjoy.

The generously sized double bedroom offers comfort and tranquility, complete with built-in wardrobes that provide ample storage solutions while keeping the room uncluttered.

A separate bathroom suite finished with contemporary fixtures and fittings.

Additional storage cupboards ensure that all your belongings have a dedicated place, contributing to the apartment's clean and organized layout.

Outside

Outside, this apartment boasts a range of amenities such as bike storage, bin storage, included parking bay ensures hassle-free parking for your convenience, access to the development's ground and rooftop terraces, offering picturesque views and a serene setting to relax or socialize.

Situation

Situated within the prestigious Redrow development, this apartment offers an exceptional living experience. The development's meticulous design and thoughtful landscaping contribute to an inviting community atmosphere. West Drayton's excellent transport links, local shops, and vibrant entertainment options further enhance the appeal of this location.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

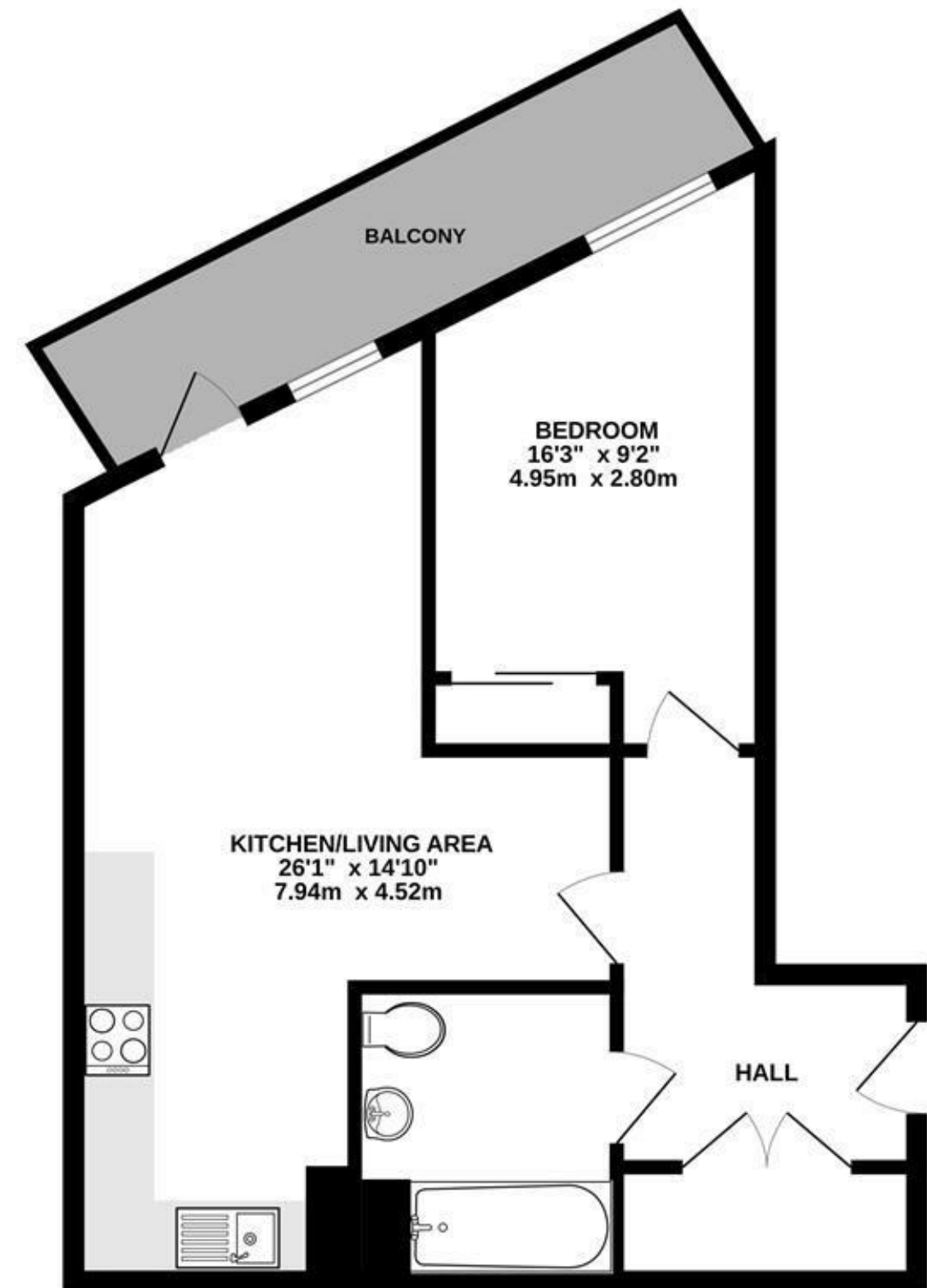
Council tax band: D

EPC rating: B

Lease term: 992 years remaining

Service charge: £2623 per annum

Ground rent: £250 per annum



TOTAL FLOOR AREA : 517 sq.ft. (48.1 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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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