

Pennyroyal Drive

West Drayton • • UB7 9GX
Offers In Excess Of: £335,000



coopers
est 1986

Pennyroyal Drive

West Drayton • • UB7 9GX

A sizeable and well laid out two bedroom, two bathroom apartment situated on the first floor and is offered to the market chain free. The apartment has a wonderful outlook of the park and internally offers modern interiors throughout. The accommodation starts with the hallway, utility cupboard, master bedroom with fitted wardrobes, en-suite shower, second double bedroom, fitted kitchen which leads to the living room and finally the family bathroom suite.

Two double bedrooms

First floor

Popular development

Two allocated parking spaces

Great condition

No chain

Lift within the block

0.6 Miles from the Train Station (Elizabeth Line)

25ft x 10ft Kitchen/Living Room

Sizeable 'L' shaped balcony

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

There is a communal garden specific to the block located on the first floor and the apartment benefits from 2 allocated parking spaces which are securely gated. The property enjoys a sizeable L shape balcony which is accessible from the living room and over looks the communal grounds within the development.

Location

Windsor Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.





Schools:

West Drayton Academy 0.3 miles
Cherry Lane Primary School 0.6 miles
Laurel Lane Primary School 0.7 miles



Train:

West Drayton 0.5 miles
Hayes & Harlington 1.8 miles
Iver 2.0 miles



Car:

M4, A40, M25, M40



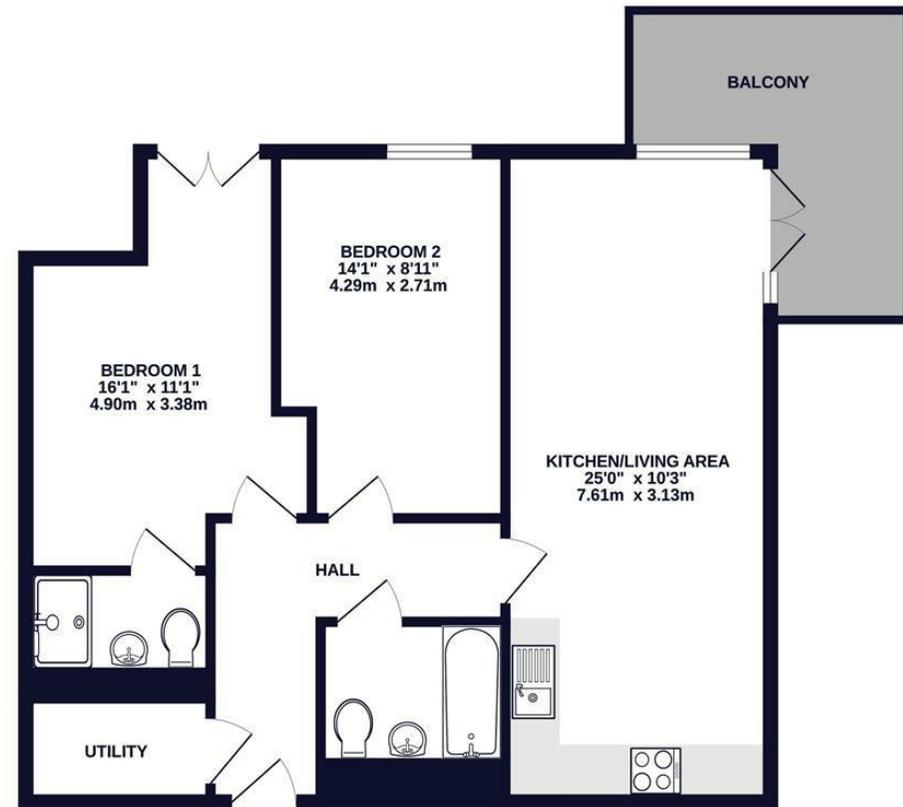
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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01895 459 950

1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
Energy Efficiency Rating		84	84
England & Wales		EPC Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.