

Marlborough House
West Drayton
Middlesex
UB7 9FJ

'Luxury Apartment'

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £400,000



- First Floor Three Double Bedroom Apartment
- Built By 'St George'
- Open Plan Living Space
- Private Balcony
- Approximately 1077 Sq Ft Of Generous Accommodation
- Security Entry Telephone
- Communal Lift
- Communal Grounds

DESCRIPTION

For those needing generous bedrooms and spacious accommodation this unique first floor three double bedroom apartment is unlikely to disappoint. Situated in 'Park West' which is one of West Drayton's most exclusive developments the property offers approximately 1077 sq ft of easy flowing accommodation over one level which is well worthy of your early inspection. Approached via a shared communal entrance with security entry telephone and served by a communal lift the accommodation comprises an entrance hall, truly impressive open plan living space boasting a sitting area, dining area, fitted kitchen and french doors to a private balcony, three large double bedrooms, bathroom and a cloakroom/WC.

HEATING & HOT WATER

Electric panel heaters. An electric immersion heater in a hot water cylinder provides the domestic hot water.

WINDOWS

Double glazed sealed unit windows.

OUTSIDE

The development enjoys delightful communal gardens including a square which has been thoughtfully landscaped and is well maintained.

LOCATION

Park West is situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is D.

TENURE

We understand that the property is held on a lease with a term which expires in 2132.*

GROUND RENT & SERVICE CHARGE

We understand that there is a ground rent and service charge payable currently £400 per month. This figure may rise throughout the term.*

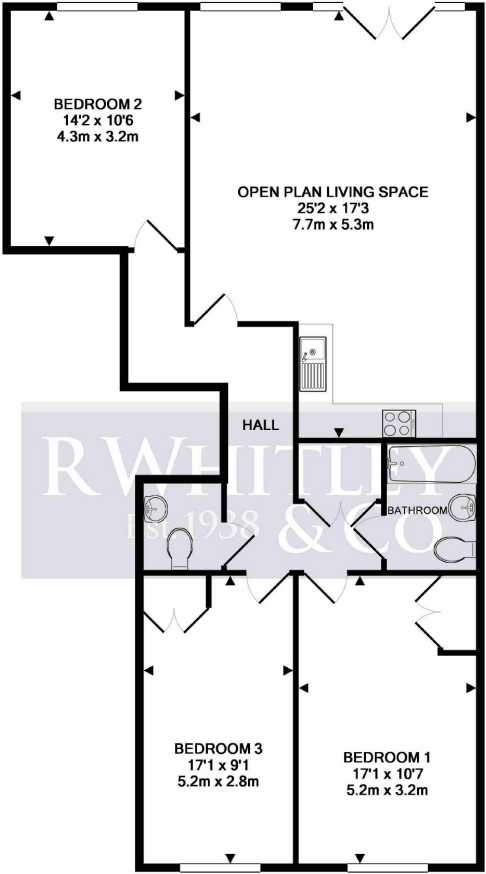
NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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