

Wordsworth Way  
West Drayton  
Middlesex  
UB7 9HU

RWHITLEY  
Est. 1938 & CO

# Offers In The Region Of £275,000



- Split Level Flat
- Recently Modernised And Refurbished
- Spacious Living Room
- Two Double Bedrooms
- Kitchen/Diner
- Bathroom
- Outside Store

## DESCRIPTION

This spacious split level flat offers just over 800 sq ft of well planned accommodation which has been tastefully modernised and refurbished in recent years. The property is accessed via a communal entrance with security entry telephone and comprises a welcoming entrance hall with oak engineered flooring which flows to the good sized light filled living room, kitchen large enough for a dining table fitted with a range of white floor and wall units with oak work surfaces, two generous double bedrooms and a modern fully tiled bathroom with contemporary white suite.

## OUTSIDE

Useful brick built store.

## LOCATION

A local school, shopping parade and bus routes are within walking distance. The town centre of West Drayton (with mainline railway station which will benefit from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

## WINDOWS

Whitened aluminium double glazed sealed unit

windows.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## TENURE

We understand that the property is held on a lease term of 122 years from 23/09/1985.\*

## SERVICE CHARGE

We understand the estimated service charge for 2019 / 2020 is £644.34.\*

## GROUND RENT

We understand that the ground rent currently payable is £10 per annum. Please note that this figure may rise throughout the term of the lease.\*

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

## COUNCIL TAX

We understand that the current council tax band is C.

## SERVICES

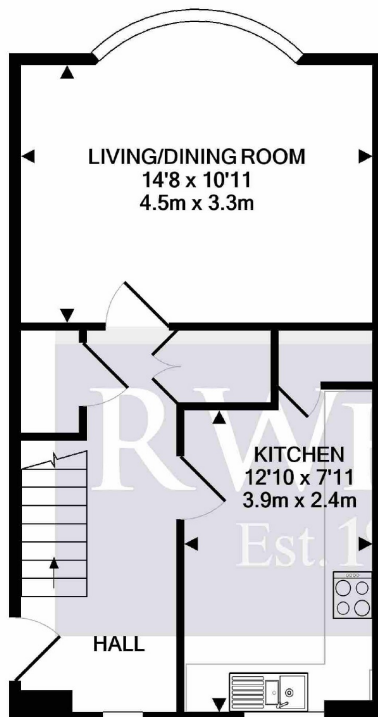
Mains gas, electricity, water and drainage.

## VIEWINGS

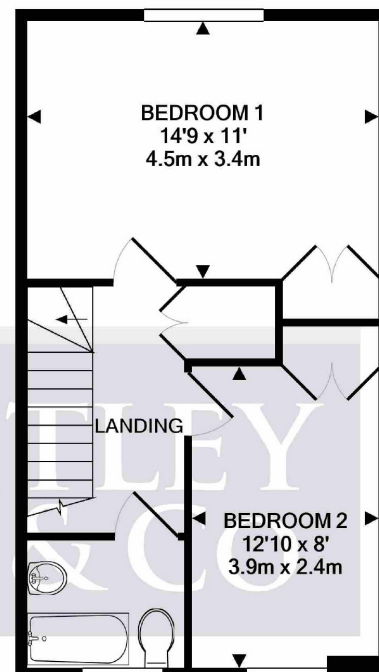
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 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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