

24

Wren Drive  
West Drayton  
Middlesex  
UB7 7NW

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RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £270,000



- No Onward Chain
- River Views
- Ground Floor Apartment
- Two Bedrooms
- Gas Fired Central Heating
- Spacious Living/Dining Room
- En-Suite To Master Bedroom
- Family Bathroom
- Communal Grounds
- Allocated Parking

## DESCRIPTION

Situated in the sought after 'Wren Drive' riverside development with its extensive and beautifully kept communal grounds. This spacious and well planned ground floor two bedroom apartment offers buyers the opportunity to completely modernise and refurbish the property in order to fully compliment the wonderful riverside views from the living room and both bedrooms. The apartment is accessed via a communal entrance with security entry telephone and comprises an entrance hall, spacious living/dining room, kitchen, generous dual aspect master bedroom with en-suite, sensibly sized second bedroom and family bathroom.

## WINDOWS

UPVC double glazed sealed unit windows.

## HEATING & HOT WATER

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

## OUTSIDE

Delightful and well maintained communal grounds with riverside frontage. Allocated car parking space.

## LOCATION

Local shopping, bus routes, The Green and the 'Closes Park' are just a short walk. The mainline railway station in West Drayton (which will benefit from Crossrail) is within easy reach. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport 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 term of 125 years from 25/12/1985.\*

## GROUND RENT

We understand that there is a ground rent payable currently £150 per annum. This figure may rise throughout the term.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1160.\*

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

## SERVICES

Mains gas, electricity, water and drainage.

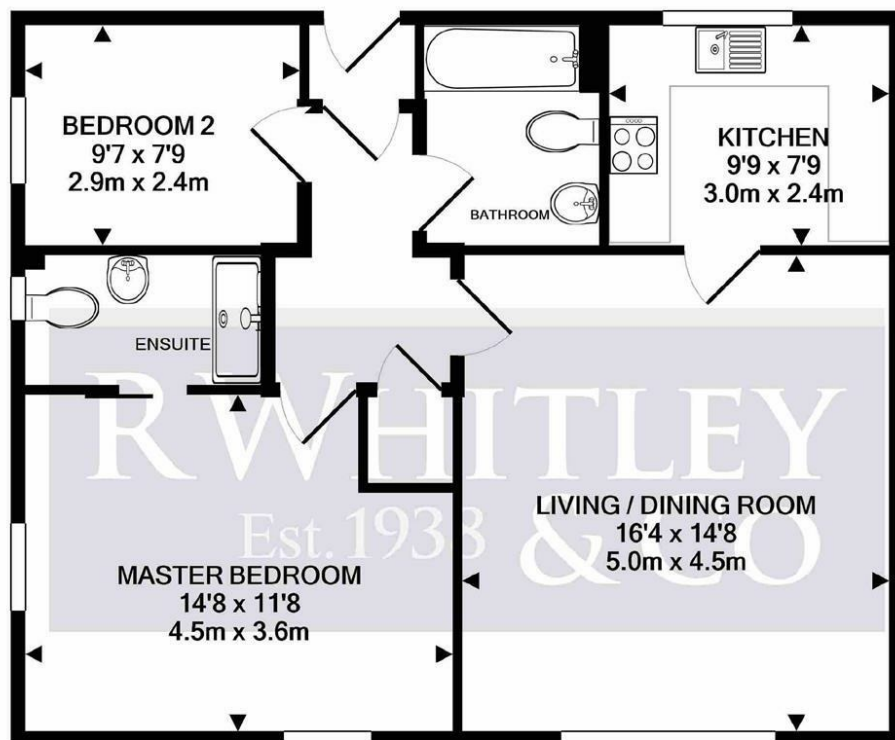
## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		





TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 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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