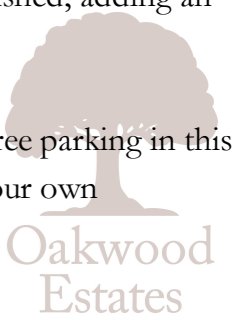


Fresh interiors and an exceptional sense of light, space and privacy provide easy living in this stylish modern first floor one bedroom apartment. Clean flowing lines create a haven of light and space, with benefits ranging from a 27FT open plan kitchen and lounge area. Laminate flooring throughout, high gloss contemporary fitted kitchen with integrated appliances, contemporary fitted three piece bathroom suite and immaculate condition throughout.







This exceptional first-floor 1-bedroom apartment nestled in the heart of the highly sought-after Drayton Garden Village development in West Drayton. Ideally situated in close proximity to West Drayton station and the Elizabeth line, this residence epitomizes contemporary urban living, offering a perfect blend of modern amenities and stylish finishes.

This apartment goes beyond the ordinary, featuring a separate storage room complete with fitted shelving, offering practicality and convenience to meet your storage needs. The property comes furnished, adding an extra layer of comfort and style to your new home.

To complete the package, an allocated car parking space is at your disposal, ensuring hassle-free parking in this vibrant community. Don't miss the opportunity to make this stunning apartment your own

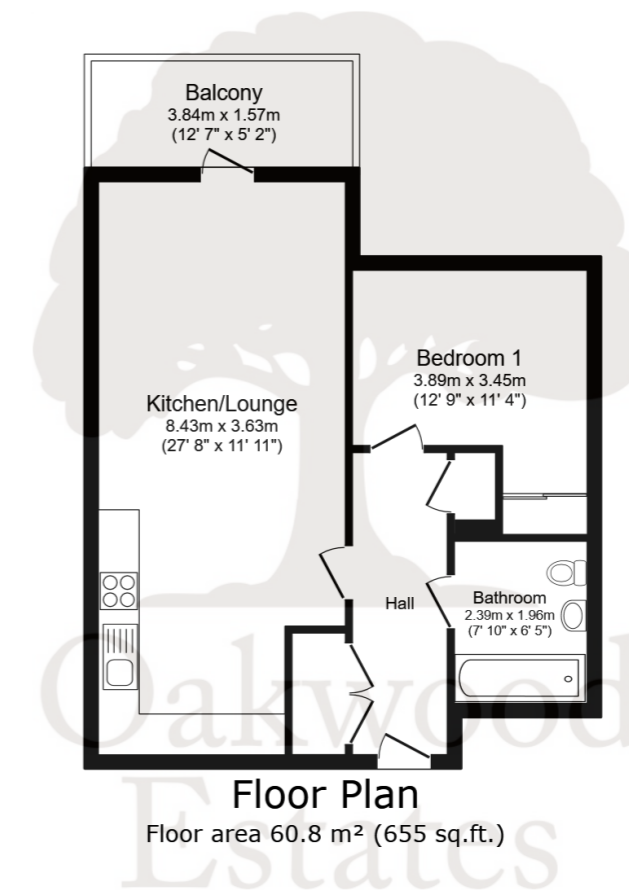


Property Information

-  ONE BEDROOM APARTMENT
-  IMMACULATE & BEAUTIFULLY MODERN THROUGHOUT
-  EPC - B
-  OPEN PLAN 27FT KITCHEN / LOUNGE AREA
-  CONTEMPORARY FITTED HIGH GLOSS KITCHEN
-  ON THE FIRST FLOOR WITH LIFT
-  ALLOCATED PARKING FOR ONE & VISITOR PARKING
-  COUNCIL TAX BAND C
-  BALCONY OVERLOOKING THE GREEN AREA
-  CRISP MODERN BATHROOM SUITE

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



TOTAL: 60.8 m² (655 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Interior

As you step through the entrance, a spacious hallway beckons, leading you to a generously sized double bedroom adorned with a bespoke fitted wardrobe, ensuring ample storage space without compromising on elegance. The seamless combination of carpet and wooden flooring guides you towards the expansive open-plan living area, which seamlessly integrates with a modern kitchen fitted with top-of-the-line integrated appliances.

Embrace the luxury of the meticulously designed bathroom suite, where sleek lines and high-quality finishes create an atmosphere of sophistication and comfort. The living experience is further enhanced by a private balcony accessible through a door in the living area, providing a tranquil outdoor space to unwind.

Location

Richmond Court is situated in the highly sought-after Drayton Garden Village, offering residents a perfect blend of suburban tranquillity and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington and beyond. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Council Tax

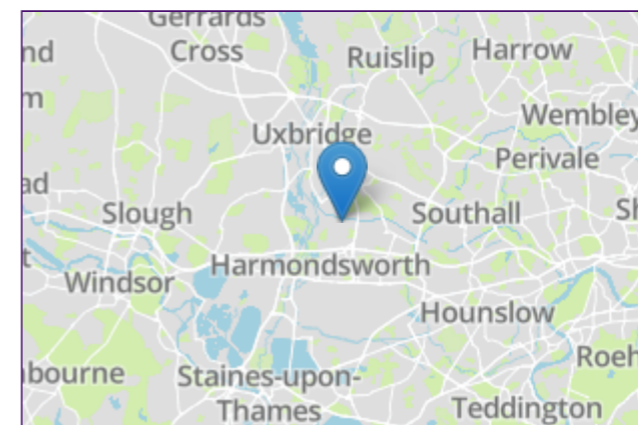
Band C - (£1,656 p/yr)

Leasehold

125 year lease from 12th January 2016
Leasehold - 117 years remaining
Service Charge - £1650 p/a
Ground Rent - £150.00 p/a

Council Tax

Band C



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