



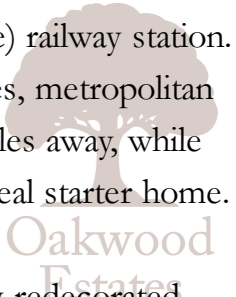
The vendors have informed us they are prepared to pay for the 2025 service charge.

This well located two bedroom ground floor apartment set within this boutique block with modest single storey dwelling offers first time buyers, investors or downsizers unprecedented affordability and tremendous scope in one of the area's most convenient locations. The property has been recently decorated and benefits from having a three piece bathroom suite, long 955 year lease, chain free, two allocated parking spaces, large 18FT x 14FT lounge.





The property is set within a quiet corner of this leafy Cul-De-Sac with a rear communal garden fenced off for this block, providing a secluded haven to enjoy those summer afternoons.

Knowles Close is a popular residential cul-de-sac in West Drayton, situated just a short walk from the high street with all its local shops and amenities including West Drayton (Elizabeth Line) railway station. Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars. West Drayton academy is 0.1 miles away, while both St Matthew's CofE & Laurel primary schools are 0.6 miles away, making this an ideal starter home.

In short, this apartment is quiet, convenient and surprisingly affordable, and recently redecorated,

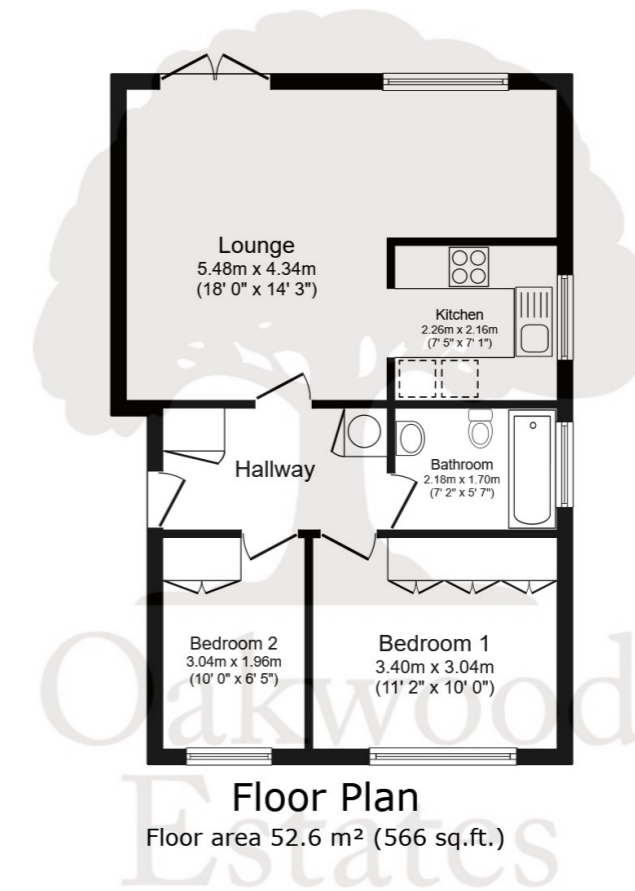


Property Information

-  TWO BEDROOM GROUND FLOOR APARTMENT
-  LARGE 18FT X 14FT L-SHAPED LOUNGE
-  TWO ALLOCATED PARKING SPACES
-  PERFECT FIRST TIME BUY OR INVESTMENT
-  1ST YEAR SERVICE CHARGE INCLUDED IN SALE
-  NO ONWARD CHAIN
-  955 YEARS REMAINING ON THE LEASE
-  QUIET CUL DE SAC LOCATION
-  RECENTLY RE-DECORATED THROUGHOUT
-  3 PIECE BATHROOM

					
x2	x1	x1	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



TOTAL: 52.6 m² (566 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.



Internal

The communal main front to the block leads into a communal entrance hall, the block has security entry phone system and main front door to this apartment leading into the hallway, which has a storage cupboard and airing cupboard housing immersion hot water tank. A door leads into a large 18ft x 14ft L-shaped lounge with window to front aspect and double doors leading out to communal gardens. An archway leads through to a kitchen with walls and base level units and window to side aspect, while the bathroom is situated off the hallway and has a three piece suite also with window to side aspect. Bedroom one has fitted wardrobes and window to rear aspect, bedroom two also has fitted wardrobes and window to rear aspect.

Leasehold

The vendor has informed us that the lease is 999 from 01.01.1980, leaving 955 years remaining on the lease.

Ground Rent

The vendor has informed us that there is no ground rent.

Service Charge

The vendors has informed us that the current service charge is £1850.00 per annum and the estimated annual service charge for 2025 is £1470.00 and there is currently a discretionary option to pay this charge by monthly standing order although the lease states the charge is payable in one lump sum in January and it is import to recognise that this discretionary option could be removed at any time – this is unlikely because the option has been in place since the early 1990’s.

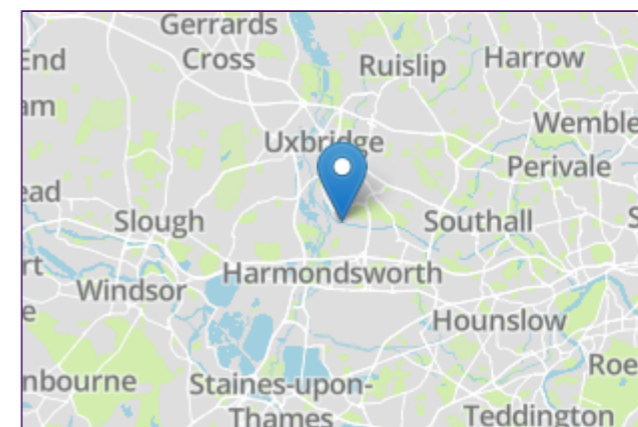
External

The rear communal garden is fenced off for this block providing a secluded haven for people to retreat too, while also having a communal front garden providing access via the double doors leading into the large L-Shaped lounge. There is a further side communal garden extending approx. 150 to 200ft with the grand union canal the other side of the boundary fence, all communal gardens are mainly laid to lawn. There are two allocated parking spaces that come with the property, and security cameras monitoring the grounds of this development.

Council Tax

Band C = £1,214.20

Council Tax



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	