

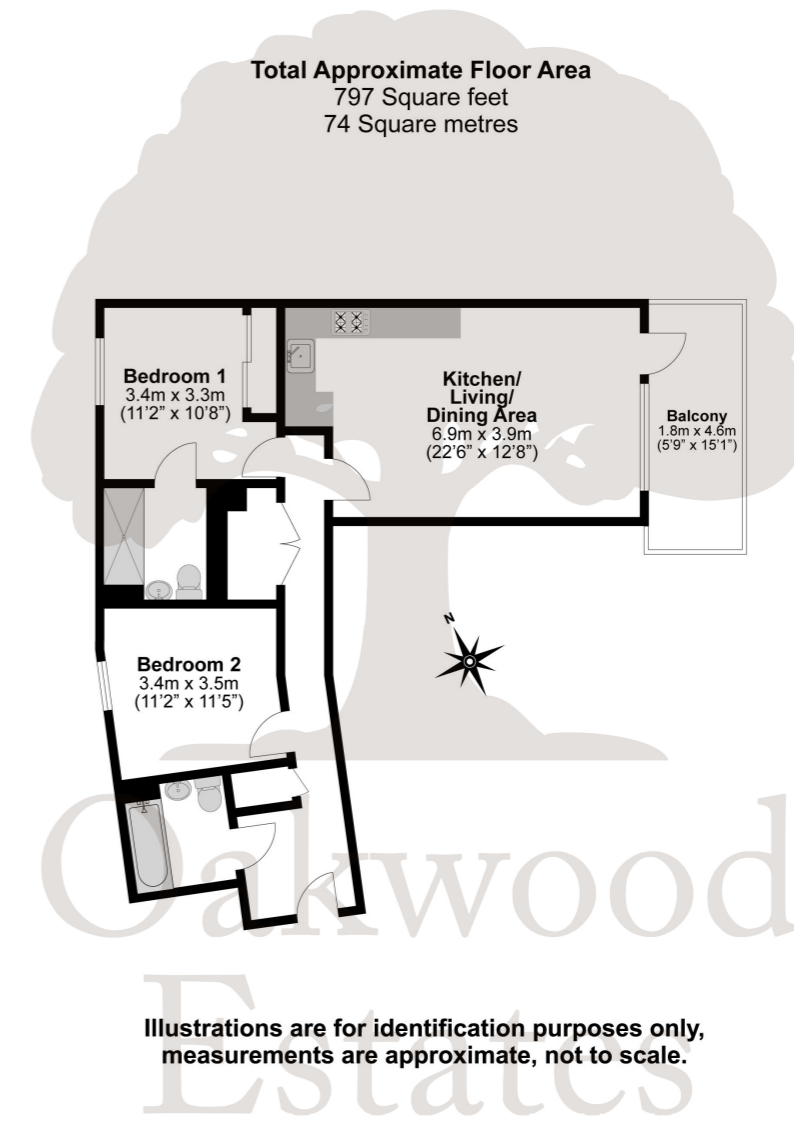
This well located boutique block with modest single storey dwelling offers first time buyers or Downsizers unprecedented affordability and tremendous scope in the highly prized Padcroft development. The apartment boasts Two double bedrooms, a 22FT kitchen/ living area with clean and stylish lines throughout. There are two contemporary bathrooms, one which is en-suite to bedroom one and a balcony access from the kitchen/ living area, also providing access to the 15FT balcony, which overlooking the well-tended communal gardens.

Croxley Court is a ultra-modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.

-  TWO DOUBLE BEDROOMS
-  797 SQUARE FEET
-  TWO CONTEMPORARY BATHROOMS
-  22FT OPEN PLAN KITCHEN/ LIVING & DINING ROOM
-  CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT
-  3RD FLOOR LUXURY APARTMENT
-  995 YEAR LEASE
-  HIGH GLOSS FITTED KITCHEN
-  15FT BALCONY
-  IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE

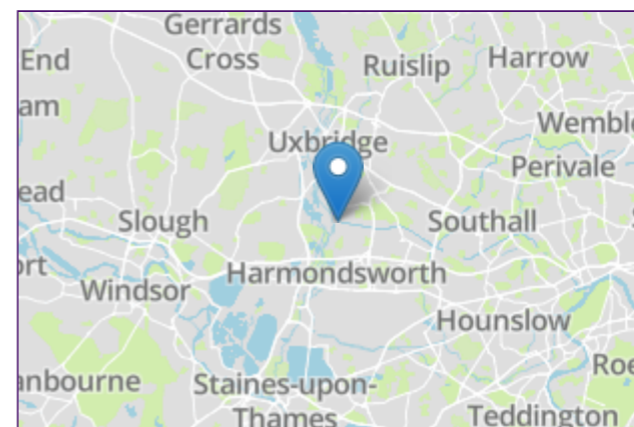
LINKS

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



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(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			

Interior
The main door leads into the hallway with two storages cupboards, and door through to an elegant contemporary fitted bathroom suite with stylish rainfall shower. Bedroom two is double bedroom with plenty of room to fit wardrobes, drawers and generous sized bed and has window to rear aspect. Bedroom one has fitted wardrobes and window to rear aspect and benefits from a stylish three piece en-suite shower room. The ultra contemporary kitchen/ living area incorporating enough space for a dining room table and chairs, the kitchen area has integrated appliances, high gloss kitchen cabinetry and glass splash backs, while the living area is floodlit from the floor to ceiling windows and door that lead out onto the 15Ft balcony.

Exterior
There are two well maintained gardens creating a relaxing feeling of tranquility and calmness, serene walkways, on-site cycle stores and underground parking add to the already stunning development.

Location
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Council Tax
Band D