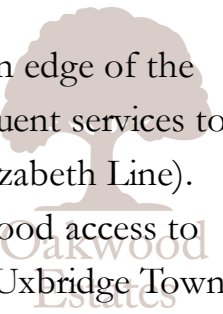


This newly refurbished ground floor maisonette offers market newcomers the opportunity to acquire a quality, low maintenance home or investment in a premier location. Benefits include a living / dining area measuring 21ft x 15ft, a brand new contemporary fitted kitchen, a newly fitted shower room, double bedroom with double door access to its own secluded private rear garden, two allocated parking spaces and to add to this there is no service or maintenance charge and the ground rent is peppercorn.

No expense has been spared to totally refurbish this property down to replacing all the windows and doors, new pipework to the boiler and radiators, totally rewired, new laminate flooring to make sure the new owner has no work needed and walks into a stylish contemporary home, book your appointment to view now as not to miss out on this exciting new property.

Located in the vibrant town of West Drayton which is positioned on the western edge of the Capital. This means it is superbly placed to easily access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Elizabeth Line). The property is within a few minutes walk from the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town



## Property Information

-  ONE BEDROOM GROUND FLOOR MAISONETTE
-  QUIET SECLUDED LOCATION
-  NEWLY FITTED CONTEMPORARY SHOWER ROOM
-  NO SERVICE CHARGES & PEPPERCORN GROUND RENT
-  COUNCIL TAX BAND C = £1214.20
-  NEWLY FITTED CONTEMPORARY FITTED KITCHEN
-  FULLY REFURBISHED THROUGHOUT
-  CHAIN FREE
-  OWN SECLUDED REAR GARDEN
-  TWO ALLOCATED CAR PARKING SPACES

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

### Internal

The new front door leads directly into the lounge and dining area with new double glazed windows to front aspect and laminate flooring throughout, two new double radiators and enough space to not only put your lounge furniture but to also have a dining room table and chairs as well. There is a storage cupboard situated in this room and doorway that lead in to a newly contemporary fitted kitchen with always-on boiling tap, new oven, hob and extractor and glass splash backs, window to side aspect and laminate flooring. A lobby is situated off the lounge / dining area and has a storage cupboard and access to the bedroom, which has laminate flooring radiator and double doors leading directly out to your own secluded private rear garden. Completing the internal description is a contemporary fitted shower room with double shower, vanity unit with mixer taps, close coupled WC heated towel rail, laminate flooring, paneled walls and frosted window to rear aspect.

### External

The property benefits from it own private secluded rear garden with mature shrubs and trees, side access gate and mainly paved.

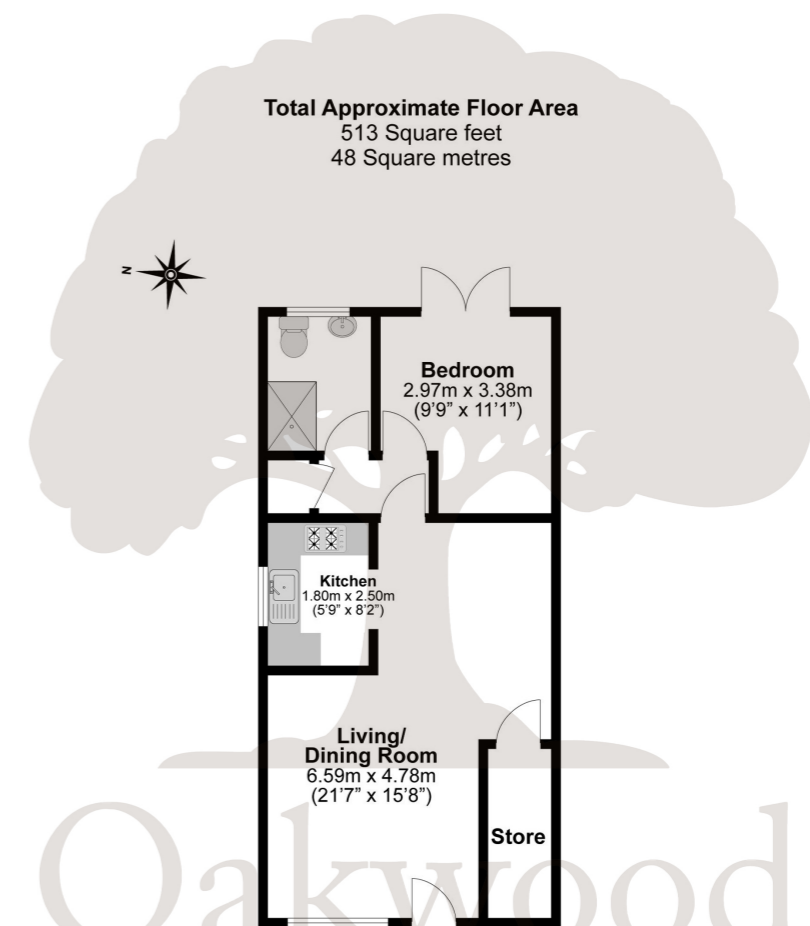
### Tenure

125 years from 19 December 1988 with no service or maintenance charges and a peppercorn ground rent.

### Council Tax

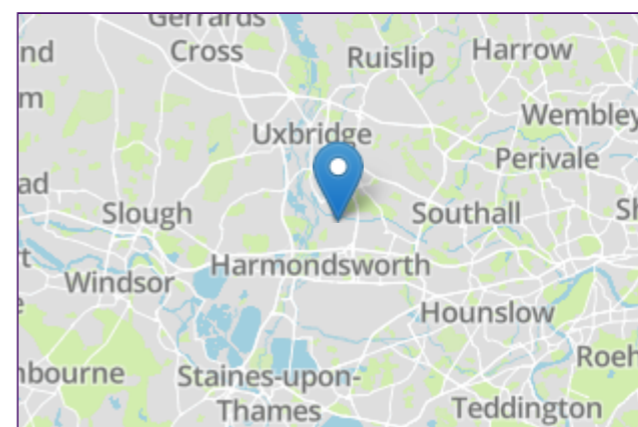
Band C

## Floor Plan



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		
(69-80)	C	74	77
(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			