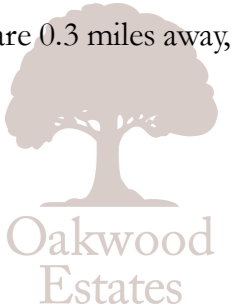




A contemporary 741sq.ft two double bedroom, two bathroom ground floor apartment, situated in this well located boutique block with modest single storey dwelling offering first time buyers or downsizers unprecedented affordability and tremendous scope in one of the areas most convenient locations.

Benefits include a generous sized open plan design with sliding doors leading out to your own private garden. Two double bedrooms with an en-suite shower room off the main bedroom, both with front aspect windows overlooking your own private courtyard garden. A gated underground parking area provides one allocated parking space for this apartment, while the block sits in a prime position on West Drayton's High Street moments from West Drayton station (Elizabeth Line).

Garden Court is on West Drayton's High Street, with all its local shops and amenities on your doorstep 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 0.6 miles away, while both St Matthew's CofE & Laurel primary schools are 0.3 miles away, making this an ideal family starter home.





## Property Information

-  TWO DOUBLE BEDROOMS
-  GATED UNDERGROUND ALLOCATED PARKING
-  EN-SUITE SHOWER ROOM TO MAIN BEDROOM
-  EXCELLENT CONDITION THROUGHOUT
-  ATTRACTIVE THREE PIECE BATHROOM SUITE
-  GROUND FLOOR CONTEMPORARY APARTMENT
-  PRIVATE COURTYARD GARDEN
-  CHAIN FREE
-  CONTEMPORARY OPEN PLAN LIVING AREA
-  PARQUET FLOORING IN OPEN PLAN LIVING AREA

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

### Interior

The main communal front door leads in to secure lobby area accessible to tradesman at certain times and houses the blocks post boxes, from here you will need a fob or call in to the apartment to access the main foyer area that leads to all flats and the underground parking area. The main front door to the flat is situated on the ground floor and leads into the hallway that has a storage cupboard and door to a generous sized open plan living area and dining area big enough to sport a dining room table and chairs while opening on a contemporary fitted high gloss fitted kitchen area seamlessly joined together via a wood parquet flooring. Off the hallway is Bedroom two, a double bedroom with front aspect window, while bedroom one also has a front aspect window and sports a contemporary three piece en-suite shower room with rainfall shower cubicle. Completing the apartment is a family three piece bathroom suite dressed in neutral tones and has a wall mounted floating wash hand basin, concealed cistern WC and rainfall shower over bath with shower screen.

### Exterior

The courtyard garden is mainly paved and screened for privacy and is accessible from the open plan living area. The underground parking area is accessible via the communal foyer as you enter the building and is gated.

### Location

Garden Court is on West Drayton's High Street, with all its local shops and amenities on your doorstep 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 0.6 miles away, while both St Matthew's CofE & Laurel primary schools are 0.3 miles away, making this an ideal family starter home.

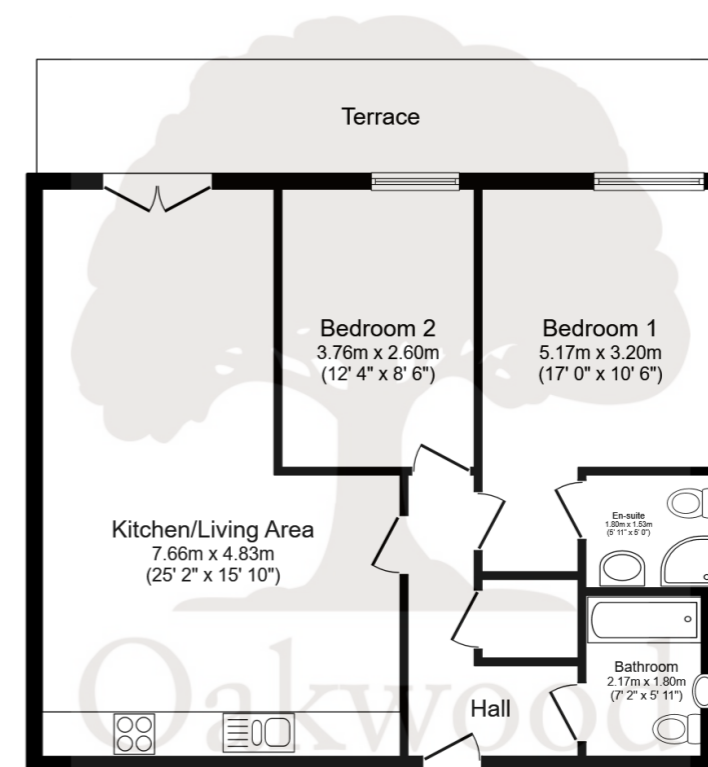
### Lease Term

The vendor has informed us that there is 117 Years remaining.

### Ground Rent And Service Charge

Ground Rent - £300.00 p/a  
Service Charge - £4000.00 p/a

## Floor Plan



**Floor Plan**  
Floor area 69.9 m<sup>2</sup> (753 sq.ft.)

TOTAL: 69.9 m<sup>2</sup> (753 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.

