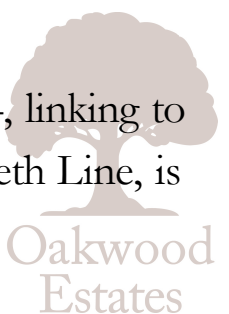




Experience stylish and convenient executive living from this ultra-spacious first-floor apartment at The Glebe. This superb property ticks all the boxes, offering a generous sized combined lounge/studio room and a separate modern fitted kitchen with breakfast bar. The three-piece modern bathroom suite provides comfort and style, with the added benefits of having been recently redecorated throughout giving a clean crisp finish, ideal for first time buyers and investors alike.

The property enjoys the added convenience of residents parking situated to the rear of the building. Perfectly positioned in a sought-after community locale, a short stroll to schools, shops and transport.

This property offers an easy commute with excellent access to the M4, linking to London and outer suburbs. West Drayton train station, on the Elizabeth Line, is approximately 0.7 miles away, providing swift connections.



Property Information

- FIRST FLOOR STUDIO FLAT
- GENEROUS SIZED 10FT X 8FT
MODERN FITTED KITCHEN
- NEW BOILER INSTALLED
- CHAIN FREE
- LONG LEASE OF 173 YEARS
- LARGE 15FT X 14FT STUDIO ROOM
- MODERN THREE PIECE BATHROOM
SUITE
- EXCELLENT CONDITION
THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- RESIDENTS PARKING TO REAR OF
PROPERTY

x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Internal

The main communal front door has security entry phone system and leads through to a communal entrance hall out to a rear access main front door on ground level for this flat. The main front door leads into a lobby with stairs leading up to a first floor landing, with two good sized storage cupboards and door leading into the reception/ studio room. This 15ft x 14ft studio room incorporates a separate bedroom area and lounge area creating an open plan studio room and has two good sized storage/ wardrobes and storage cupboard housing a brand new boiler and window to front aspect. There is a generous sized modern fitted kitchen with breakfast bar, window to rear aspect and space for appliances. The three piece modern bathroom suite has a pedestal wash hand basin with mixer tap, close coupled WC and panel enclosed bath with telephone style mixer tap with shower attachment over.

External

The property benefits from having use of the front and rear communal gardens, outside storage shed and residents parking to the rear of the property. The block has a security entry phone system so you can remotely control the front door from your flat, also the communal rear garden is secure via a locked gate.

Location

This property offers an easy commute with excellent access to the M4, linking to London and outer suburbs. West Drayton train station, on the Elizabeth Line, is approximately 0.7 miles away, providing swift connections.

Council Tax

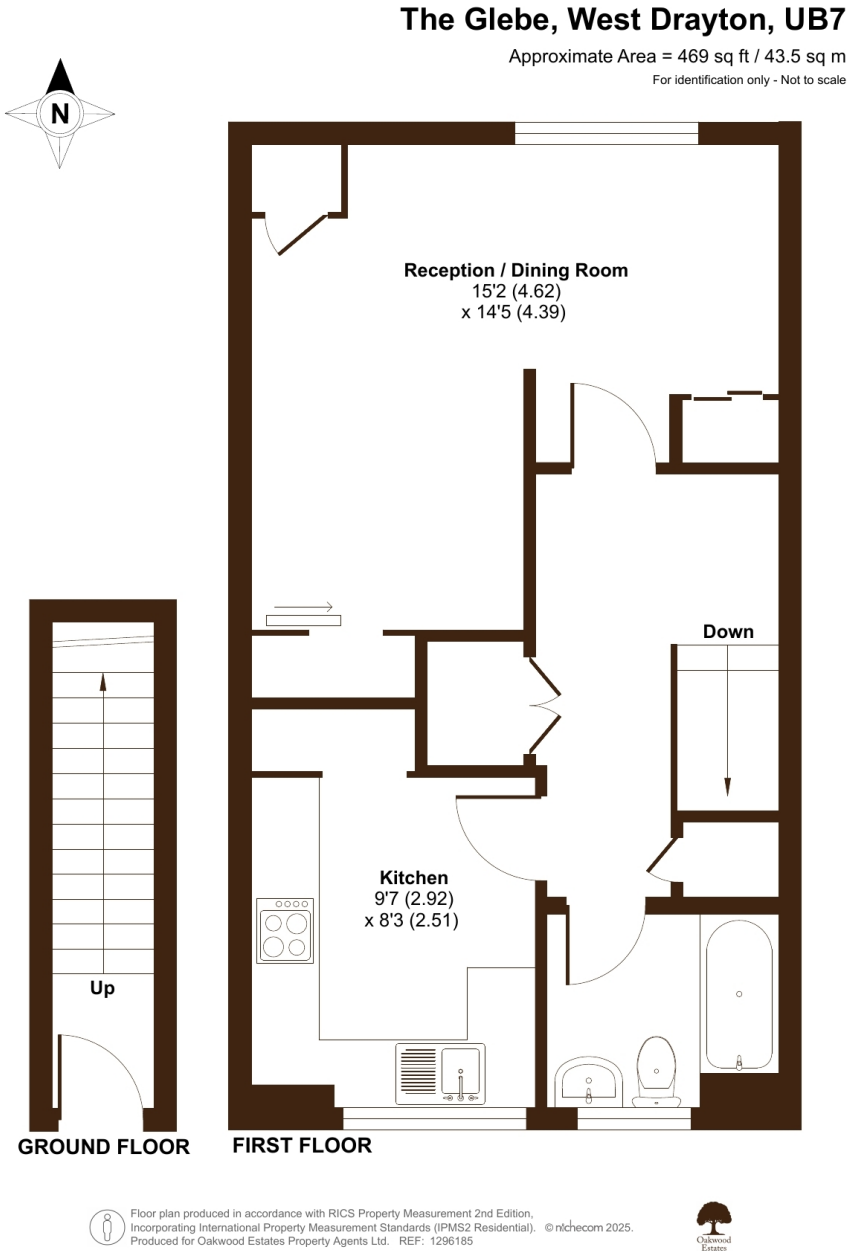
Band A = £1,301.59

Lease & Service Charge

Lease = 215 years from 3 January 1983 and ending on and including 2 January 2198. So, 173 years remaining

Service Charge = £76.59 is the service charge per month

Floor Plan



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.

