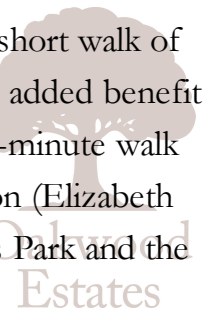












This newly refurbished two-bedroom ground floor purpose-built maisonette offers market newcomers the opportunity to acquire a quality low maintenance home or investment in a premier cul-de-sac location. The lease has recently been extended providing 160 years remaining, there is NO service charge and peppercorn ground rent, making this this an affordable entry prospect for first homeowners or an investor.

Benefits include being ground floor with double doors from the lounge directly out to the rear garden, modern fitted kitchen, recently renewed high quality windows throughout the ground floor, long 160-year lease, NO service charge, own private rear garden and garage in a block. The property is located in a quite cul-de-sac location with ample on street parking, the property has been recently decorated providing a crisp clean finish with laminate flooring to most rooms.

Caroline Close is a popular cul-de-sac located close to 'The Green' yet still being just a short walk of West Drayton High Street with its range of independent shops, doctors' surgery and the added benefit from being 0.1 miles from St Catherine Catholic primary school. A bus stop within a 3-minute walk provides various bus routes with access to Heathrow Airport. The mainline train station (Elizabeth Line) provides a fast and frequent service in, out and across London. Stockley Business Park and the M4 motorway are all a short drive away.



Property Information

-  TWO BEDROOMS WITH BUILT IN WARDROBES
-  CUL-DE-SAC LOCATION
-  GOOD SIZED LIVING ROOM
-  LONG 160 YEAR LEASE
-  GARAGE IN A BLOCK
-  GROUND FLOOR MAISONNETTE
-  MODERN FITTED KITCHEN
-  OWN PRIVATE REAR GARDEN
-  NO SERVICE CHARGES & PEPPERCORN GROUND RENT
-  EXCELLENT CONDITION THROUGHOUT

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Internal

The main side access front door leads into a hallway with storage cupboard and doors to all rooms, the three-piece bathroom is modern and has recently been refreshed, the modern kitchen and ample kitchen cabinetry and overlooks the rear garden. The lounge is a generous size with double doors leading out to a paved patio. Bedroom one has fitted wardrobes and has a window to front aspect, while bedroom two also has fitted wardrobes with laminate flooring and window to front aspect.

External

The property benefits from having its own rear garden which has a patio, shingle pea gravel and awning for those hot summer days where you just want to sit in the shade. The property also benefits from having the front garden as well which is mainly laid to lawn.

Location

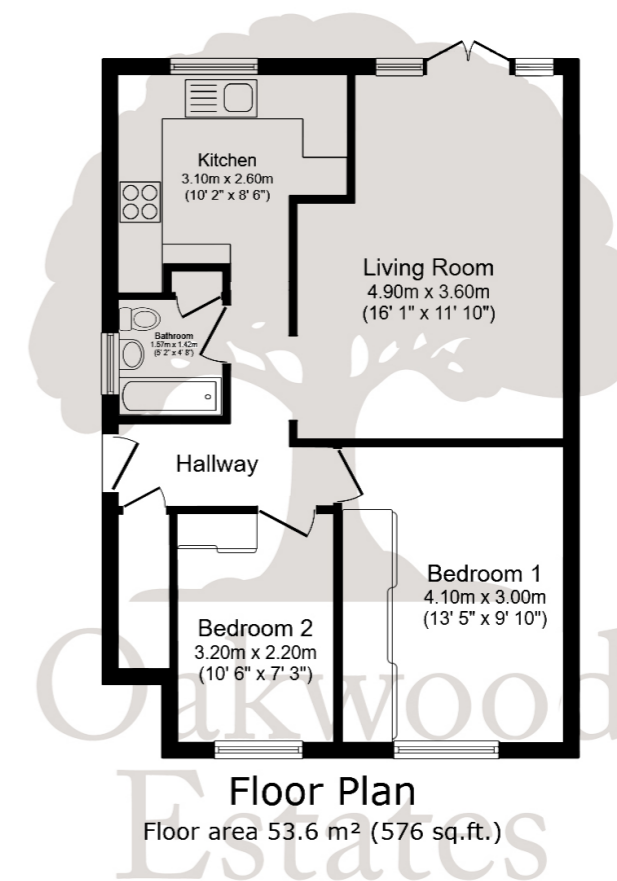
Caroline Close is a popular cul-de-sac located close to The Green yet still being just a short walk of West Drayton High Street with its range of independent shops, doctors' surgery and the added benefit from being 0.1 miles (100 metres) from St Catherine Catholic primary school. A bus stop within a 3-minute walk provides various bus routes with access to Heathrow Airport. The mainline train station (Elizabeth Line) provides a fast and frequent service in, out and across London. Stockley Business Park and the M4 motorway are all a short drive away.

Lease

Has recently been renewed providing a 160 year lease. There is no service charge with this property and the ground rent is peppercorn at £10 per annum

Council Tax
Band C

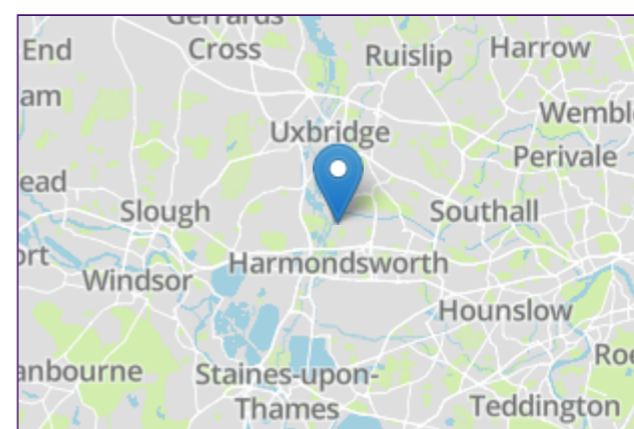
Floor Plan



TOTAL: 53.6 m² (576 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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)	75	77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			