


## 2 bed apartment to buy in UB7

Thorney Mill Road, West Drayton,
Hillingdon, UB7 7DL

# £180,000 Starting Bid

x 2 x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Two bedroom, two bathroom ground floor apartment
- Excellent refurbishment opportunity with potential to add
- Attractive waterside development with pleasant landscaped
- EPC Rating D

## Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Situated within the attractive waterside setting of Waterford House, this two bedroom, two bathroom ground floor apartment offers approximately 635 sq ft of accommodation and represents an excellent opportunity for buyers seeking a property to modernise and improve.

The apartment requires refurbishment throughout, making it particularly suitable for investors or buyers looking for a project with the opportunity to add value.

The accommodation comprises an entrance hallway leading to a generously proportioned living and dining room, measuring 14'5" x 14'1", with access to the outside. There is a separate fitted kitchen fitted with with new cabinet doors, worktop, splashback, hob and flooring, two bedrooms, a family bathroom and an en-suite shower room serving the principal bedroom.

Waterford House occupies an attractive position alongside the water, with landscaped surroundings and residents' parking. The development offers a pleasant residential setting whilst remaining conveniently located for West Drayton town centre, its range of shops, supermarkets and local amenities.

West Drayton station provides Elizabeth Line services into Central London and beyond, whilst the M4, M25 and Heathrow Airport are all within easy reach.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 93

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,172.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: Allocated

Year built: 1995

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

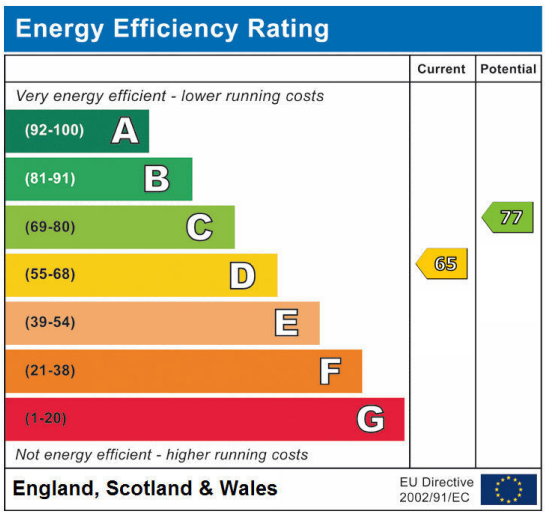
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good




Thorney Mill Road, West Drayton, Hillingdon, UB7 7DL

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk**

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