


## 2 bed apartment to buy in UB7

17 Park Lodge Avenue, West Drayton, Middlesex, UB7 9FS

# £225,000 Starting Bid

x 2 x 2 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Two bedroom second floor apartment in Park West
- Versatile Manhattan style second bedroom with sliding partition
- Spacious open plan living and dining accommodation
- Private balcony accessed directly from the living room
- EPC Rating C

## Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

A versatile two bedroom apartment with private balcony, Manhattan style second bedroom and excellent residents' facilities within Park West.

Description - Set within the established Park West development, this well proportioned second floor apartment offers approximately 642 sq ft of versatile accommodation, complemented by a private balcony and a range of residents' facilities.

The accommodation is arranged around a central entrance hall and includes a generous open plan living and dining room, providing ample space for both seating and dining areas. The adjoining kitchen is fitted with a range of contemporary units and integrated appliances, creating a practical arrangement for everyday living.

A particular feature of the apartment is the flexible second bedroom/study, designed in the Manhattan style with a sliding partition opening directly onto the principal living space. This allows the room to function equally well as a second bedroom, home office or an extension of the reception space, depending on requirements.

The principal bedroom is a good sized double and is served by a separate shower room, while a further bathroom is positioned off the hallway. Double doors from the living area open onto a private balcony overlooking the development, providing useful outside space.

Residents of Park West benefit from permit parking, access to a private residents' gym and a 24 hour concierge service. The development is also conveniently positioned for West Drayton and its Elizabeth Line station, providing direct connections towards central London and beyond.

Park West is a well established residential development in West Drayton, conveniently positioned for the town centre and West Drayton station, where the Elizabeth Line provides direct services into central London and across the capital. The development is also well placed for Heathrow Airport, Stockley Business Park and the wider motorway network, with the M4 and M25 both readily accessible. West Drayton High Street offers a good selection of shops, cafés and everyday amenities, while nearby Uxbridge provides a broader range of shopping, dining and leisure facilities.

Additional Information - Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: C

Lease term: 979 years remaining

Service charge: £4558 per annum

Ground rent: £275 per annum

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 979

Annual Ground Rent Amount: £275.00

Annual Service Charge Amount: £4,558.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Allocated

Year built: 2009

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: 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

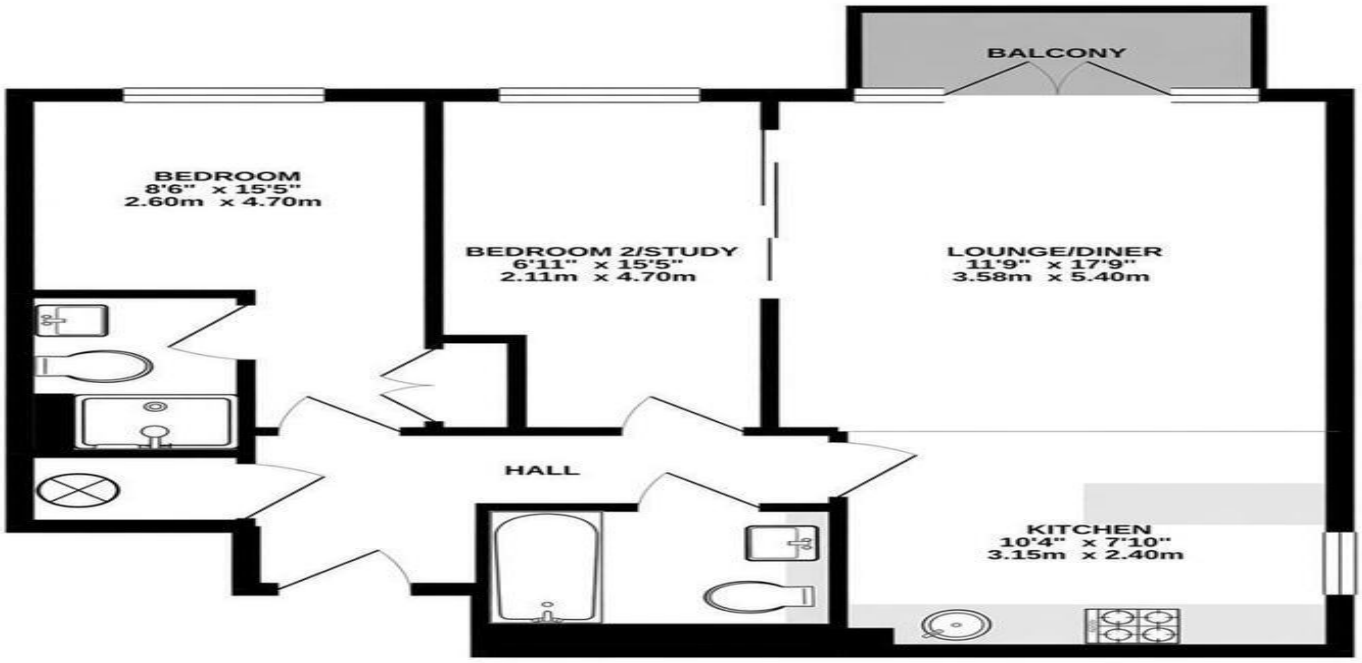
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

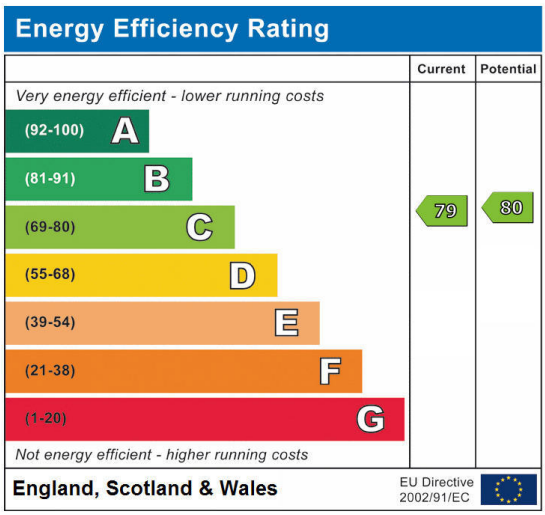
# 2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.




TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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17 Park Lodge Avenue, West Drayton, Middlesex, UB7 9FS

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

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