



1 bed apartment to buy in UB7

Ryeland Close, Yiewsley, West Drayton,
UB7 8AX

£120,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash buyers only
- ✓ One spacious double bedroom
- ✓ Bright and airy lounge/dining
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the popular Ryeland Close development, this well-proportioned one-bedroom first floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently located within easy reach of West Drayton High Street, the Elizabeth Line station and local amenities, the property combines comfortable living with superb transport links.

The accommodation comprises a spacious lounge/dining room with ample space for both relaxing and entertaining, a separate fitted kitchen, a generous double bedroom, a three-piece bathroom suite and useful hallway storage. The property benefits from a practical layout, plenty of natural light and is ready to move into, making it an ideal low-maintenance home.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 59

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,671.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Allocated

Year built: 1986

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: No

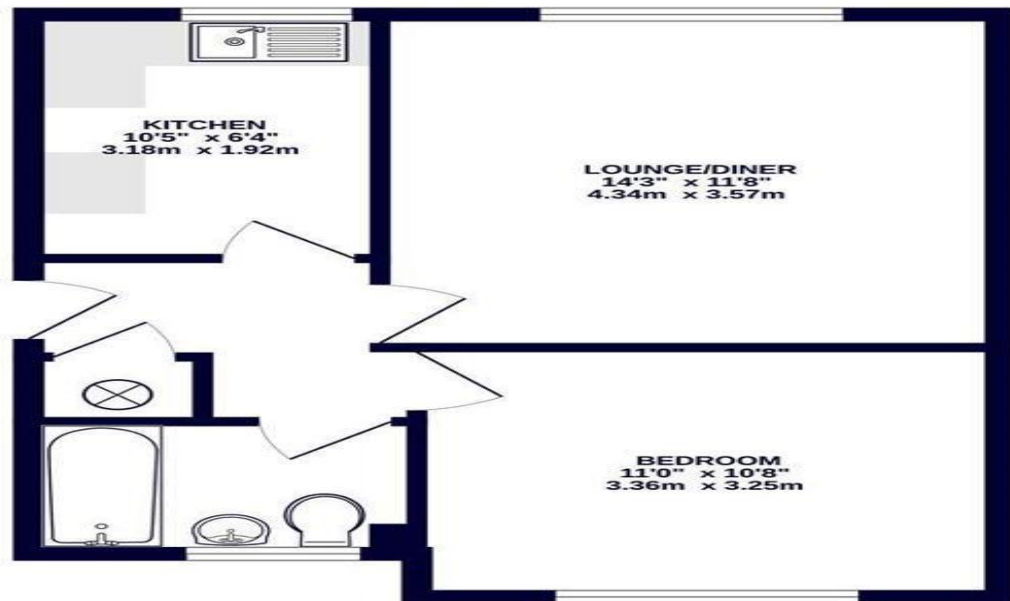
Sewerage: Standard UK domestic

Air conditioning: No

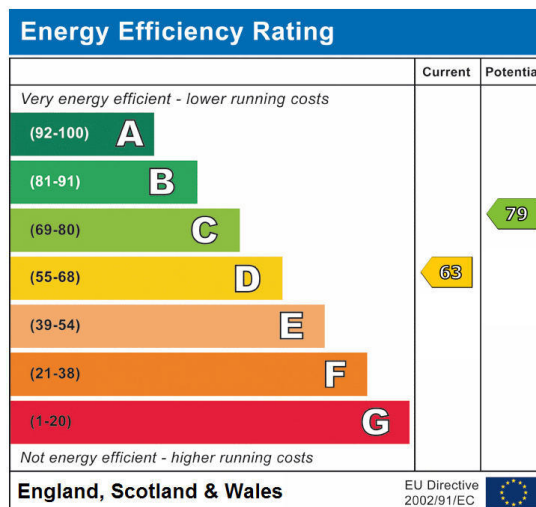
Broadband: Cable

Mobile signal coverage: Good

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.1 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 misstatement. 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.
Made with Metropix ©2020



Ryeland Close, Yiewsley, West Drayton, UB7 8AX

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

