



- TWO Double Bedrooms
- Ground Floor
- Quiet Residential Development
- Scenic River Walk Nearby
- Long Lease

- TWO Bathrooms
- Outside Balcony Area
- CASH BUYERS ONLY
- Crossrail Location
- EPC Rating TBC

**CASH BUYERS ONLY!**

This well presented modern TWO double bedroom TWO bathroom ground floor apartment in a modern development near the Grand Union Canal. This property is perfect for residential or buy to let buyers and offer a well-proportioned master bedroom with en-suite, a second double bedroom, an outstandingly spacious open plan living room with all important walk-out patio, a contemporary fully fitted kitchen and family bathroom. Further benefits include; neutral decoration, double glazing, gas central heating, to the kitchen you will find space/plumbing for washing machine / dryer, canal views from corridor, communal gardens and allocated private parking. Extras added by previous owners.

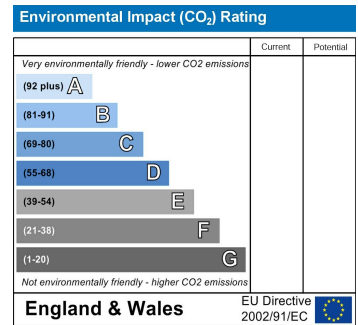
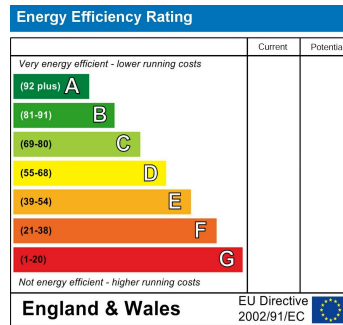
The property is just minutes away from the High street with many bus routes as well as being minutes away from West Drayton Station – which will benefit from the upgrade and link to the NEW Elizabeth Crossrail Line. There is also private parking allocated on site. The property is also located approximately 13 minutes driving distance to Heathrow Airport and also within a short drive of M4/M25 motorway junctions. Uxbridge Town Centre is within a short bus ride. Shops including; Tesco Superstore, B&M Home store, Curry's Pc World, Argos, being only few of the local many amenities available close by along with Hillingdon Hospital and Brunel University a short distance away.

Local schools include; Premier Nursery & Montessori School, Laurel Lane Primary School, St Martin's Primary School, Richings Park Pre-school, Uxbridge High School and Brunel University London

Tenure: Leasehold  
 Years remaining: 135 approx  
 Ground rent: £250 p.a approx  
 Service Charge: £160 PCM  
 Local Authority: Hillingdon Council  
 Council Tax Band: C

This property does not currently have an EW1S Form in place.

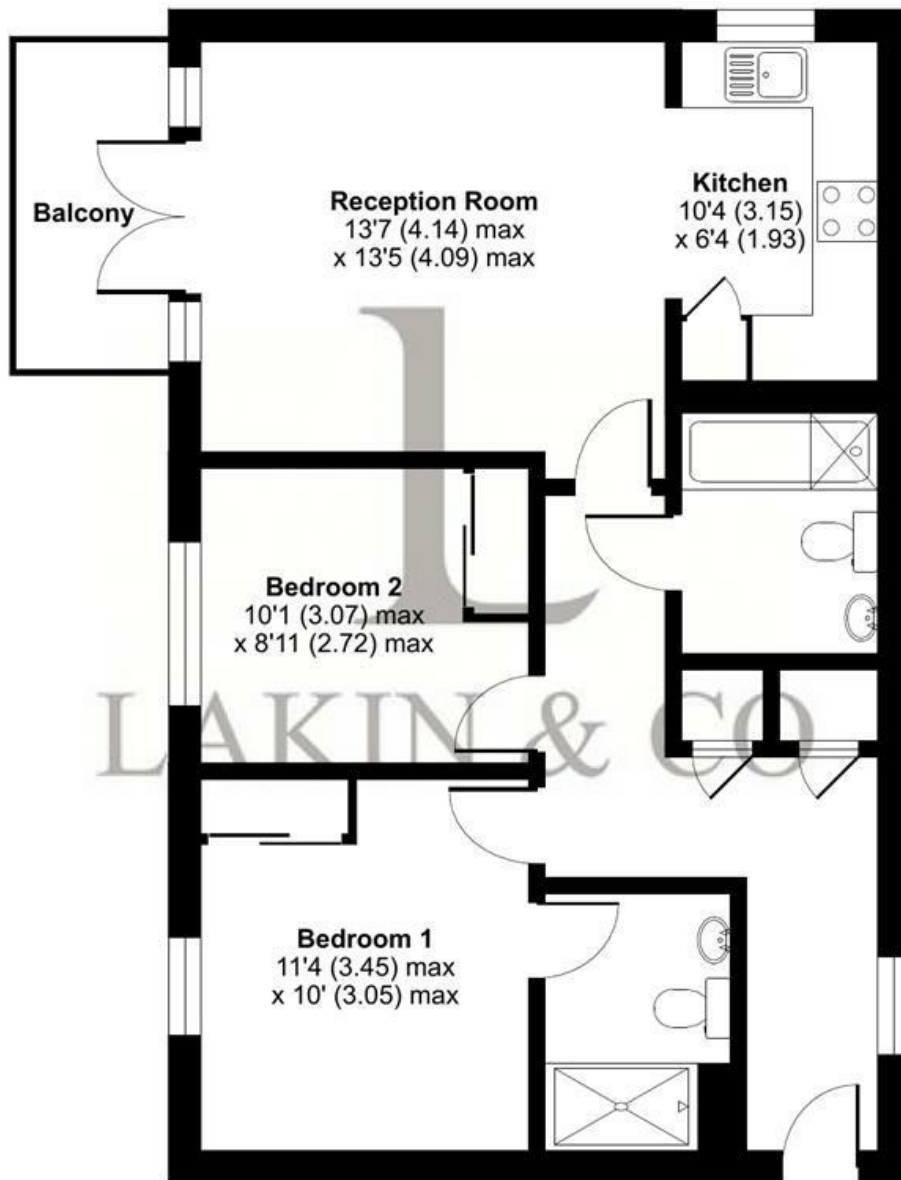
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



**Wraysbury Drive, Yiewsley, West Drayton, UB7**

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



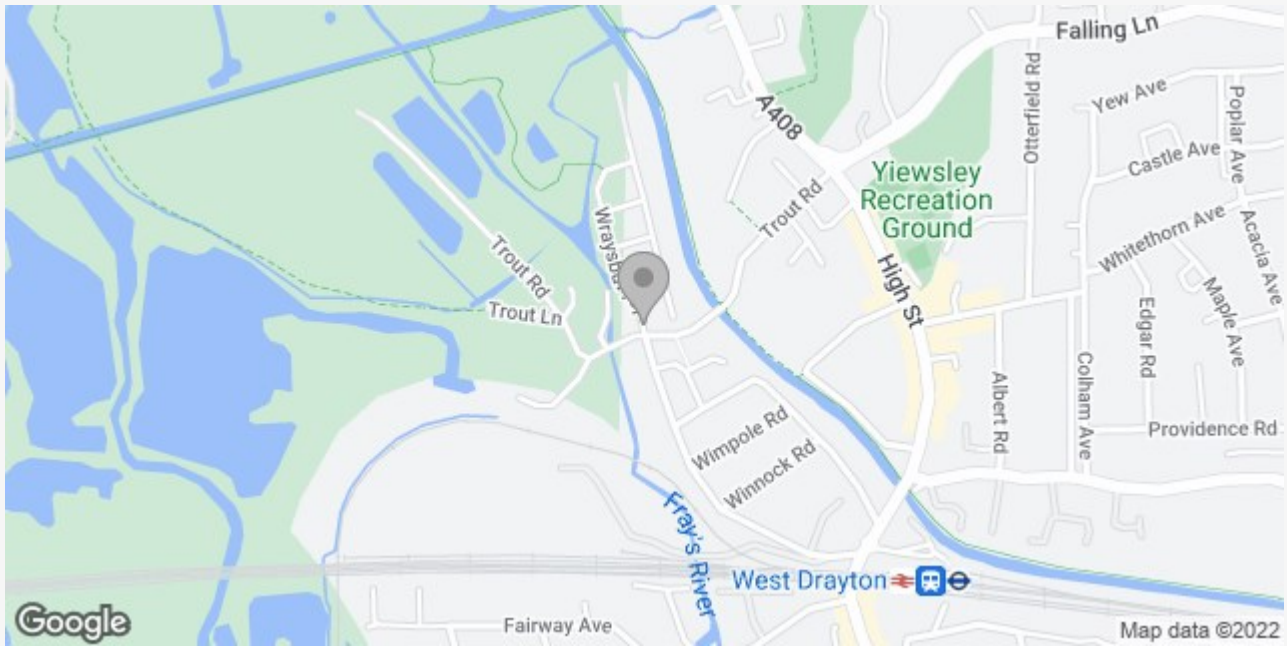
**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lakin & Co. REF: 877148

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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