


| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Address: West Drayton Road, UB7



Reinhardt
Estate Agents

West Drayton Road, UB7
Offers in excess of £224,950



Viewing strictly by appointment with
Reinhardt Estate Agents
on 020 8756 0600

We are open during the following hours:
Monday to Friday: 9:00am - 6:00pm
Saturday: 10:00am - 3:00pm

Hayes
Middlesex UB3 3EP
Tel 0208 756 0600
Fax 0208 756 0603
admin@reinhardt.co.uk



We present to you this recently refurbished first floor flat! A great opportunity for first-time buyers and investors!

This well presented property comprises of a double bedroom, modern fully fitted kitchen, cozy lounge and a three-piece family bathroom. The recently refurbished property is located in a prime location of west drayton and boasts features such as laminate flooring, gas central heating, double glazing and integrated kitchen appliances.

Local amenities include West Drayton Academy, West Drayton library, Drayton Hall Park, local restaurants, local shops, drayton medical centre and west drayton railway station in close proximity.

Local routes include M4 and M25 allowing easy access to Windsor, Central London, Harrow and Heathrow Airport.

EPC rating: C Council tax band: B Lease term: 99 years (on completion) Service Charge & Ground Rent: £50 pa

