



- LONG LEASE
- PRIVATE GARDEN
- ALLOCATED PARKING
- GROUND FLOOR

29a Ryeland Close, Yiewsley, West Drayton, UB7 8AT

Asking Price Of £245,000

Andrews Residential are delighted to offer to the market this well-appointed one-bedroom maisonette with private garden, long lease, and allocated parking. Situated in a popular residential location giving easy access to West Drayton, Uxbridge town centre and Brunel University.

Property Description

THE LOCATION

The property is situated only a short distance away from West Drayton's wide range of independent shops and main line train station (Crossrail pending). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are also a short drive away. Uxbridge town centre's bustling shopping centre and transport links are also within easy reach.

THE PROPERTY

Off the entrance hall there is a storage cupboard and Doors to all rooms including; lounge with French doors to the garden, galley style kitchen, bathroom and bedroom. In our opinion the property is offered to the market in good general condition and would ideally suit a down size, investment or first time buyer.

OUTSIDE

To the front of the property there are well-kept communal grounds with allocated residents and visitors parking bays. To the rear there is a sunny aspect garden with patio and lawn which is accessed from the lounge and via a side gate.

DETAILS OF SALE

The vendor informs us the below information is correct -

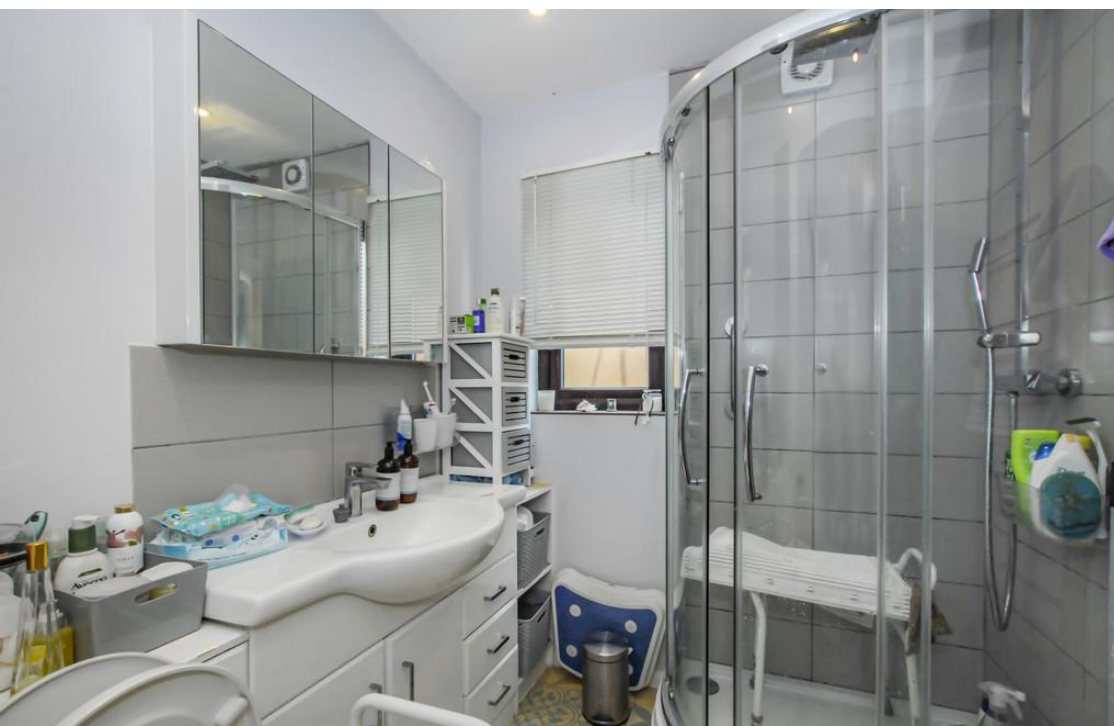
Leasehold

The property is being sold with a new lease of 110 years on completion

Ground rent circa £150 p/a

Buildings insurance circa £150 p/a





 **ANDREWS**
RESIDENTIAL

Ryeland Close

Approximate Gross Internal Floor Area = 41.1 sq m / 443 sq ft

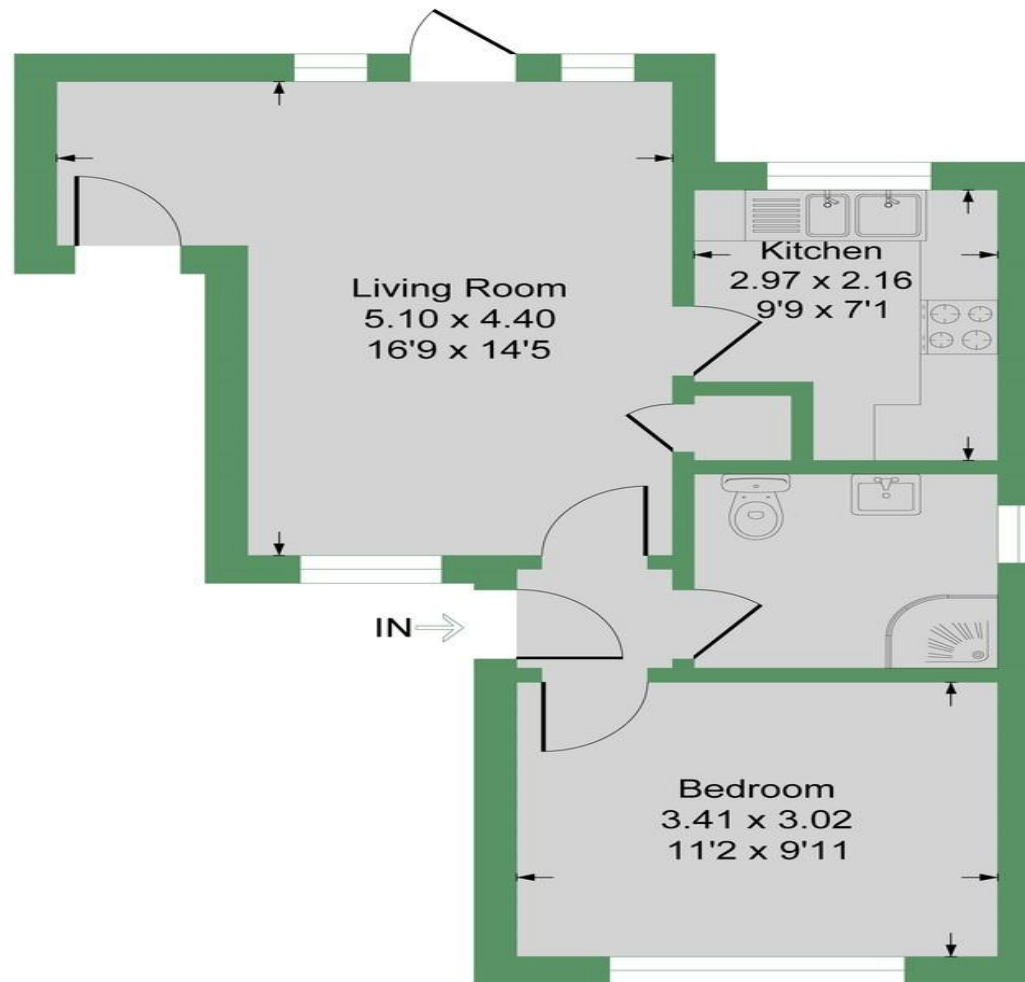


Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcdedix Limited, a limited company incorporated in England and Wales under registration number 10898495