



## 2 bed maisonette to buy in UB7

Heathcote Way, Yiewsley, West Drayton,  
Middlesex, UB7 7RD

**£180,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Cash buyers only
- ✓ Two bedroom
- ✓ No chain
- ✓ Close to station (Elizabeth Line)
- ✓ EPC Rating C

## Key Information

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

## Description

A spacious and well-laid-out two-bedroom first floor maisonette with its own private entrance and a generous rear garden.

The property offers a bright reception room with space for living and dining, two good-sized bedrooms, and a family bathroom. There is excellent storage throughout and plenty of scope to personalise.

Conveniently located in a residential area close to local amenities and within easy reach of the Elizabeth Line, providing fast connections into Central London and beyond. Ideal for first-time buyers or investors. Early viewing recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 63

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,870.00

Price: Starting Bid £180,000

Property Type: Maisonette

Parking: Allocated

Year built: 1983

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: Gas

Electric: National Grid

Water: Direct mains water

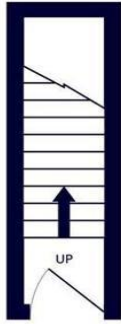
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR  
38 sq ft. (3.5 sq.m.) approx.



1ST FLOOR  
509 sq ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  | 77                         | 77        |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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