



## 1 bed apartment to buy in UB7

Osprey Close, West Drayton, Middlesex,  
UB7 7JE

**£195,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One bedroom ground floor
- ✓ Approximately 441 sq.ft
- ✓ Stunning communal grounds
- ✓ EPC Rating C

## Key Information

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

## Description

A well-presented one bedroom ground floor apartment situated within a quiet, well-maintained and conveniently located development, offering approximately 441 sq. ft. of accommodation. The property features a bright and spacious lounge/diner, fitted kitchen, double bedroom with fitted wardrobes and a modern bathroom suite. Further benefits include residents' parking, communal grounds and a location close to local amenities and transport links, making it an ideal first-time purchase or investment opportunity.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 86

Annual Service Charge Amount: £650.00

Price: Starting Bid £195,000

Property Type: Apartment

Parking: Allocated

Year built: 1988

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

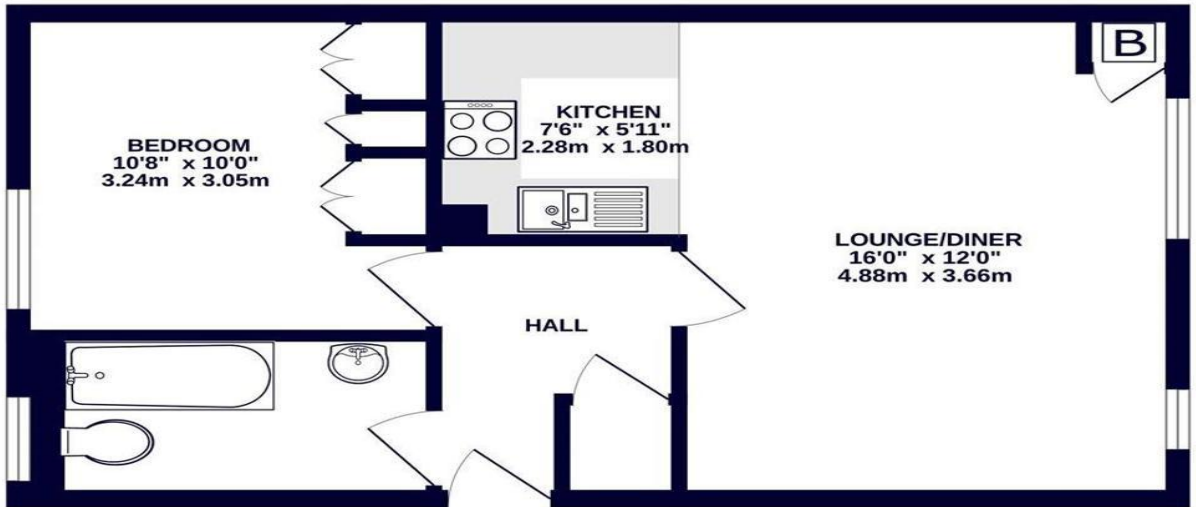
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

**GROUND FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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>		73	76
(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 2002/91/EC	

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