

Lot 8

34 Caroline Close, West Drayton,
Middlesex UB7 7LF

GUIDE PRICE: £70,000



MODERN FIRST FLOOR STUDIO FLAT IDEAL FOR INVESTMENT

This first floor flat forms part of a development built by Fairview Homes in the late 1980s and is presented in very good decorative order throughout. The flat benefits from security entry phone system, Economy 7 heating and allocated parking. The property offers an excellent investment opportunity and can achieve rental income in the current private market of £575 pcm or alternatively we understand that the Local Authority would be willing to take the premises on a 12 month contract at £750 pcm. Caroline Close is situated off Old Farm Road within 1 mile of West Drayton Mainline Station that connects to London Paddington and the West. Heathrow London Airport is located approximately 4 miles to the South.

ACCOMMODATION

Studio room 15' x 12', kitchen 9' x 6', bathroom, allocated parking, communal grounds.

TENURE

Leasehold – 99 years from 1987, Ground Rent: £75 pa

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111, Council Tax Band: A

VENDORS SOLICITORS

Please refer to the auctioneers

VIEWING TIMES

By appointment through the Auctioneers

NOTE

Please note under Section 21 of the Estate Agents Act 1979, a personal interest does interest.