

25 Caroline Close, West Drayton, Middlesex UB7 7LF

Guide Price £110,000*

FIRST FLOOR ONE BEDROOM FLAT IDEAL FOR INVESTMENT



This first floor flat forms part of a cul de sac development off Old Farm Road within a short walk of West Drayton Elizabeth Line station. The area is well served by local shops, bus routes and recreational facilities. The main centre of Uxbridge with underground services and main shopping facilities is approximately three miles to the north. Heathrow London Airport and the M4 Motorway are approximately two miles to the south. Other good road links include the A40 that connects to the M40 and M25 London Orbital Motorway. The flat includes one bedroom and a security entryphone system. There is electric heating and the flat is in need of updating and modernisation throughout. This dwelling is sold with full vacant possession and will be of interest to investment buyers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**



ACCOMMODATION

Hall, Bedroom, Shower Room, Reception, Kitchen, Communal Grounds.

TENURE

Leasehold. 99 years from 1 December 1987. Thus approximately 61 years unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon

Council Tax Band C

EPC pending

VIEWING TIMES

Saturday 30th August @ 11 – 11.30am

Thursday 4th September @ 11 – 11.30am

Saturday 13th September @ 11 – 11.30am

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A CONTRACT. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS FLOOR PLAN.

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN