



£290,000 Leasehold

Belvue Court, Cherry Lane, West Drayton, UB7

IMMACULATE FLAT! Simple Estate Agents present to the market this lovely two bed apartment located in this private development. The property benefits from allocated parking, telephone entry system, modern kitchen and bathroom, laminate flooring and good size rooms. The property is located within easy access to Heathrow, M4, Stockley park and local schools and bus stops. The property is currently let at £1450 PCM so would be a great investment or if needed empty could be a great first home. Call and speak to our office today...

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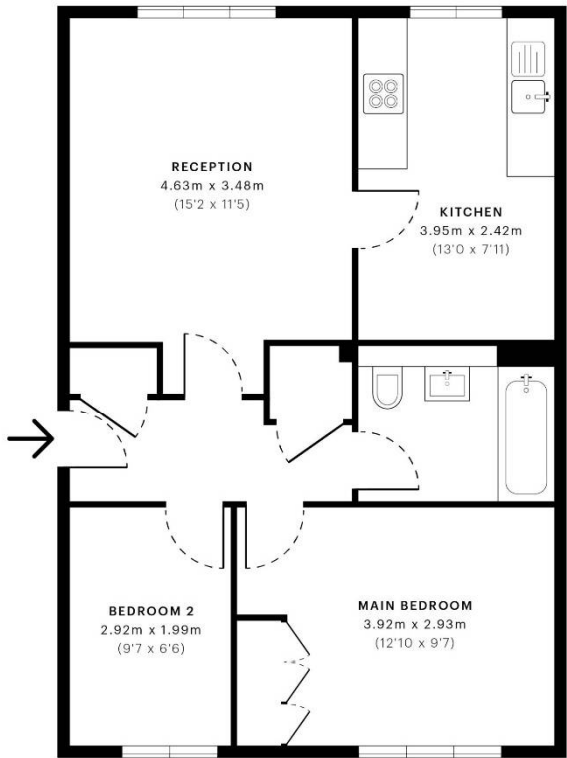


Belvue Court, UB7

CAPTURE DATE: 22/03/2021 LASER SCAN POINTS: 1,412,233

GROSS INTERNAL AREA

53.67 sqm / 577.70 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
53.67 sqm / 577.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
51.55 sqm / 554.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.67 sqm / 577.70 sqft
IPMS 3C RESIDENTIAL 51.74 sqm / 556.92 sqft

SPEC ID: 604b510c1ac6dc0e2ce4f118

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 s (266 ft) Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) Continue to Station Rd 5 min (0.9 mi) Take Shepiston Ln to Cherry Ln in West Drayton 5 min (1.7 mi) UB7 9HB Cherry Ln, West Drayton

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.