



**13 Jefferson House
West Drayton, UB7 9FL
Asking Price £234,950**

Modern 1 bedroom 1st floor flat with open-plan fitted modern kitchen leading to living area, off the living area via french doors is a balcony with views over the communal gardens and surrounding area. There are glass sliding doors to separate the bedroom from the lounge giving the flat a light open space. The 3 piece modern white bathroom suite is en suite to the bedroom area. the property also benefits from electric heating. There are stairs and lifts to all floors, outside the property has communal gardens and parking.

The development is located conveniently with access to West Drayton station and the M4 motorway which gives great access to London.

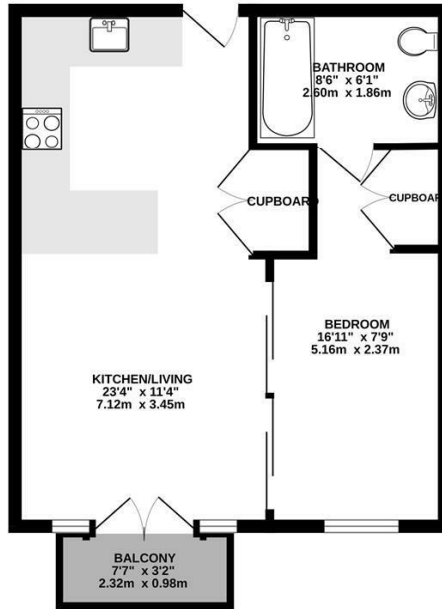
The property is offered with vacant possession and is ideal for first time buyers or investment buyers.

EPC 'B'
Council tax band 'C'

13 Jefferson House, West Drayton, UB7 9FL



ENTRANCE 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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-measurement. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	82	82