



76 Station Road, Hayes

- Studio Apartment
- Modern Condition
- Gross Potential Yield of 7.5%
- Modern Shower Room
- EPC Rating: C

- Sixth Floor
- Moments Away from Hayes & Harlington Station
- Foldaway Bed
- Fitted Kitchen
- Walking Distance to Amenities & Bus Links

Asking Price £200,000

Tenure: Leasehold

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DESCRIPTION

Being moments away from the Hayes and Harlington Station is this modern, studio apartment being offered for sale with NO ONWARD CHAIN. The property is the perfect buy to let with a potential gross yield of 7.5% per annum.

The property comprises entrance hall, studio living area with fitted wardrobes and foldaway double bed/desk, modern shower room, fitted kitchen and a storage cupboard. As you leave the development you are within walking distance to amenities, restaurants, shopping centers and large supermarkets. The Elizabeth Line is also moments away providing greater access into London.

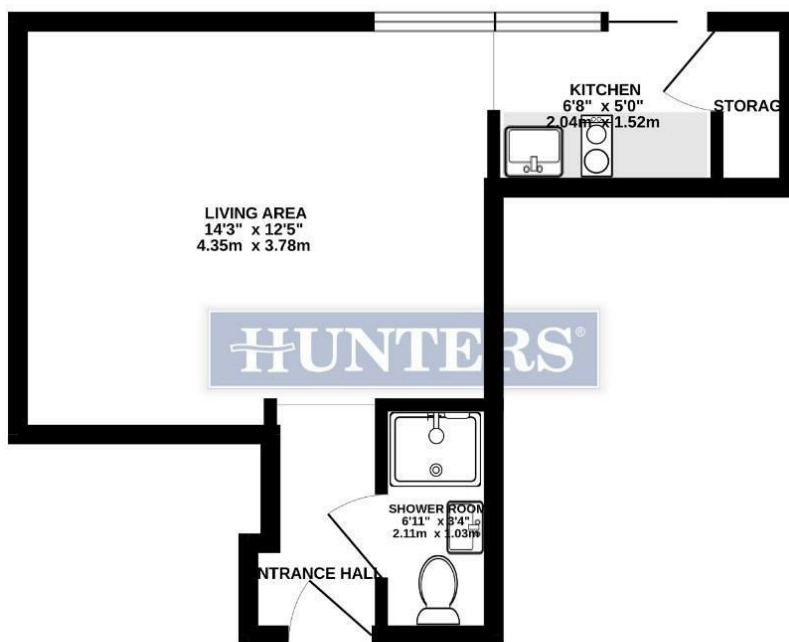
Trident House was built circa 2015 by Galliard Homes and benefits from having a 900+ year lease. Maintenance charges are stated below and have been provided to us by the owner of the property:

Ground rent: £250.00

Service charge: £1,740.00



GROUND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 263 sq.ft. (24.5 sq.m.) approx.
While 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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