







Tenure: Leasehold

Gateway Court, Convent Way, Southall

- Two Bedrooms
- Open Plan Reception Room
- Modern Condition Throughout
- 114 Year Lease
- Popular Development

- Two Bathrooms
- Private Balcony
- Parking
- First Floor
- EPC Rating: B



Asking Price £315,000

Gateway Court, Convent Way, Southall

DESCRIPTION

A modern and spacious, two bedroom, two bathroom apartment offered for sale in Gateway Court, Convent Way in Southall. The property is situated on the first floor and is perfect for first time buyers or investors alike with a potential gross yield of 6.6% and has the added benefit of NO ONWARD CHAIN.

The property comprises entrance hall, open plan living room with modern fitted kitchen and private balcony, separate modern bathroom suite, master bedroom with en suite shower room and a second bedroom. Outside the property has permit parking available for residents along with additional free parking on surrounding streets.

Gateway Court is situated in Southall and is conveniently situated moments away from David Lloyd Gym, Costco, Tesco Superstore and within easy reach of the A312/A4/M4 (both within a 5 minute drive). The property also falls within the catchment for various local reputable schools. Southall train station is also within commuting distance now servicing the Elizabeth Line and providing greater access into London.

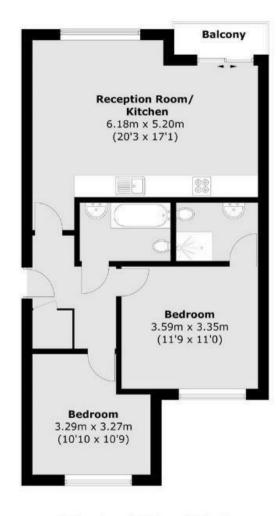
Lease 114 Years Service Charge £119 per month Ground Rent £350 per annum











Total area (approx.): 65.3 sq. m (702.8 sq. ft) Balcony Area = 2.1 sq. m (22.6 sq. ft)

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

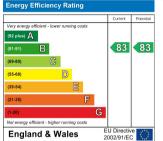


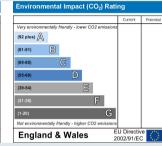


Council Tax:

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.





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

