

## Spa House, Varcoe Gardens, Hayes, UB3 2FH

- One Master Bedroom
- Allocated Parking Space
- Modern Bathroom Suite
- Modern Fitted Kitchen
- Roof Terrace for Residents
- Third Floor Flat
- Bespoke Fitted Wardrobes
- Open Plan Living
- Private Balcony
- EPC Rating: B

**Asking Price £240,000**

**Tenure: Leasehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Spa House, Varcoe Gardens, Hayes, UB3 2FH

## DESCRIPTION

Situated in a popular residential development in Hayes End is this spacious, third floor flat being offered for sale in modern condition throughout. The property is situated in Spa House on Varcoe Gardens and is perfect for first time buyers or buy to let investors with a potential gross yield in the region of 7%.

The property comprises entrance hall, large storage cupboard, modern bathroom suite, master bedroom with bespoke fitted wardrobes and units, open plan living room with modern fitted kitchen and a private balcony. Outside there is an allocated parking bay for this property and there is also a communal residents terrace on the roof of the building. The building also has had the recent benefit of a brand new intercom system fitted.

Located just off Judge Heath Lane, the U4 bus route provides convenient access to Hayes and Harlington Station which now services the Elizabeth Line. Other amenities on offer include supermarkets, food outlets, Botwell Green Sports and Leisure Centre as well as Barra Hall Park. In addition, the location of this property provides good commuter access to Stockley Business Park which incorporates an array of Blue Chip companies and is only a short 5 mile bus ride away from the main terminals at Heathrow Airport.

Leasehold:

141 Years Remaining

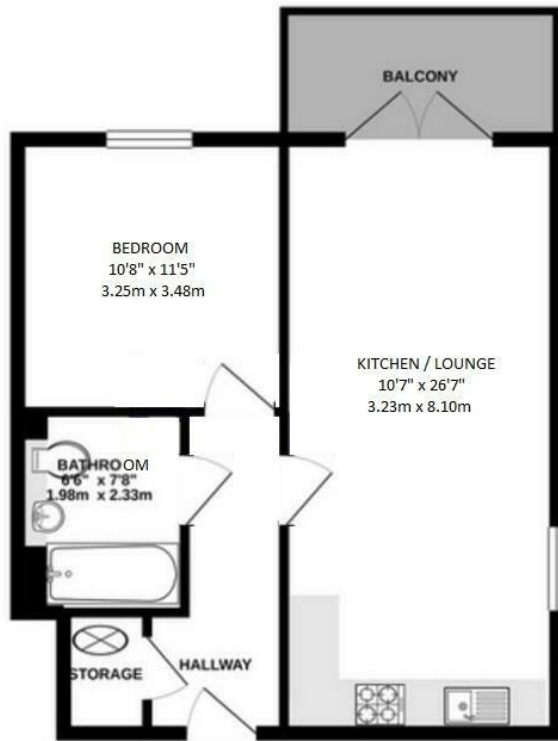
Annual Ground Rent £150

Annual Service Charge £1,200

Please note these figures have been provided to us by the vendors



Third Floor  
484 sq.ft. (45.0 sq.m.) approx.



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

### 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>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE