



Meridian Court, Yeading Lane, Hayes

- Two Bedrooms
- No Chain
- Private & Gated Allocated Parking
- Modern Condition Throughout
- Approximately 727 Sq. Ft (67.6 Sq. M)
- Two Bathrooms (One En-Suite)
- Juliet Balcony
- Communal Gardens
- Open Plan Living
- EPC Rating C

Asking Price £315,000



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DESCRIPTION

Situated on Yeading Lane in Meridian Court is this light filled and spacious second floor flat being offered for sale with NO ONWARD CHAIN. The property is in good condition throughout and is perfect for first time buyers or buy to let investors with a potential gross yield of 6.2%.

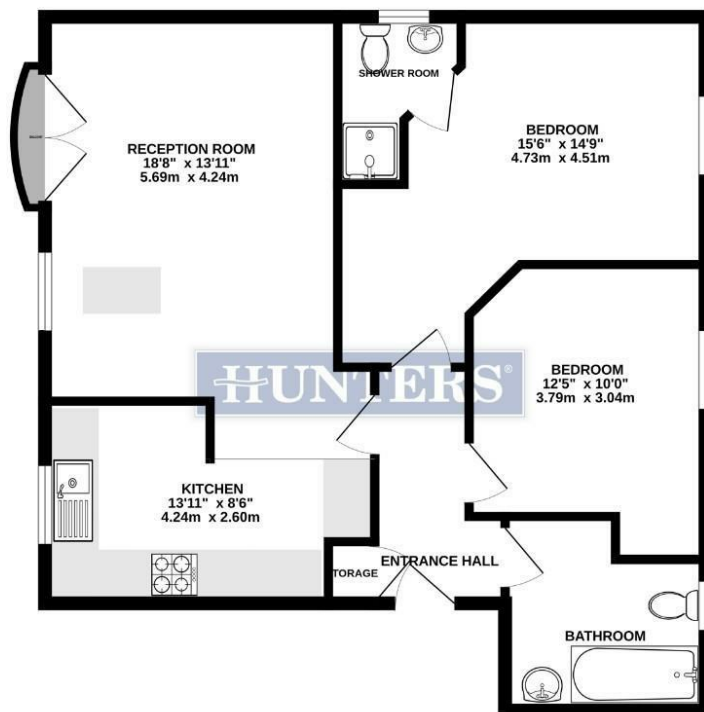
The property comprises entrance hall with storage cupboard, large three piece bathroom suite, open plan reception room with a 'Juliet' balcony and incorporating a modern fitted kitchen, two good sized bedrooms with the master incorporating a en-suite shower room. Outside the property has communal gardens and private, gated allocated parking. Further internal benefits include gas central heating and double glazing throughout.

Meridian Court is situated on Yeading Lane in North Hayes and is within walking distance to local amenities, transport links and large supermarkets such as Tesco's in the Yeading Marina. You are a short drive from the A312/A40 motorway links connecting you to surrounding areas along with Heathrow Airport and Stockley park.





SECOND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA - 727 sq ft. (67.6 sq m.) approx.
Whilst 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 a guide 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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Viewings

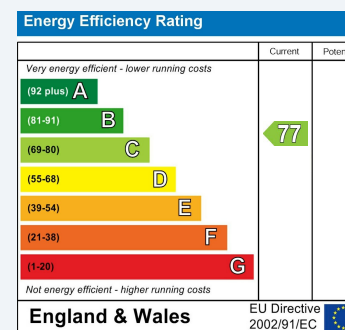
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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