



81 New Road, Harlington

- Two Bedrooms
- Two Bathrooms
- No Chain
- Communal Gardens
- Close to the Bath Road & Heathrow Airport

- Ground Floor Flat
- Open Plan Reception Room
- Sold as Seen
- Gated & Allocated Parking

Asking Price £280,000

Tenure: Leasehold

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81 New Road, Harlington

DESCRIPTION

*11 Comet House, 81 New Road, Harlington, Hayes, Middlesex, UB3 5BZ

We are acting in the sale of the above property and have received an offer of £277,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place*

Situated on New Road in Harlington is this two bedroom, two bathroom ground floor flat being offered for sale with NO ONWARD CHAIN and is being 'Sold as Seen'. Comet House is a popular development and is within close proximity to the Bath Road, Heathrow Airport and Harlington Village.

The property comprises entrance hall, fitted bathroom suite, master bedroom with fitted wardrobes and en suite shower room, second bedroom with fitted wardrobes, two storage cupboards and a large open plan living area incorporating a fitted kitchen and french doors leading into the rear communal gardens. The property also has the further benefit of an allocated parking space and the development is gated for that extra sense of security.

Viewings are highly recommended for first time buyers and buy to let investors.

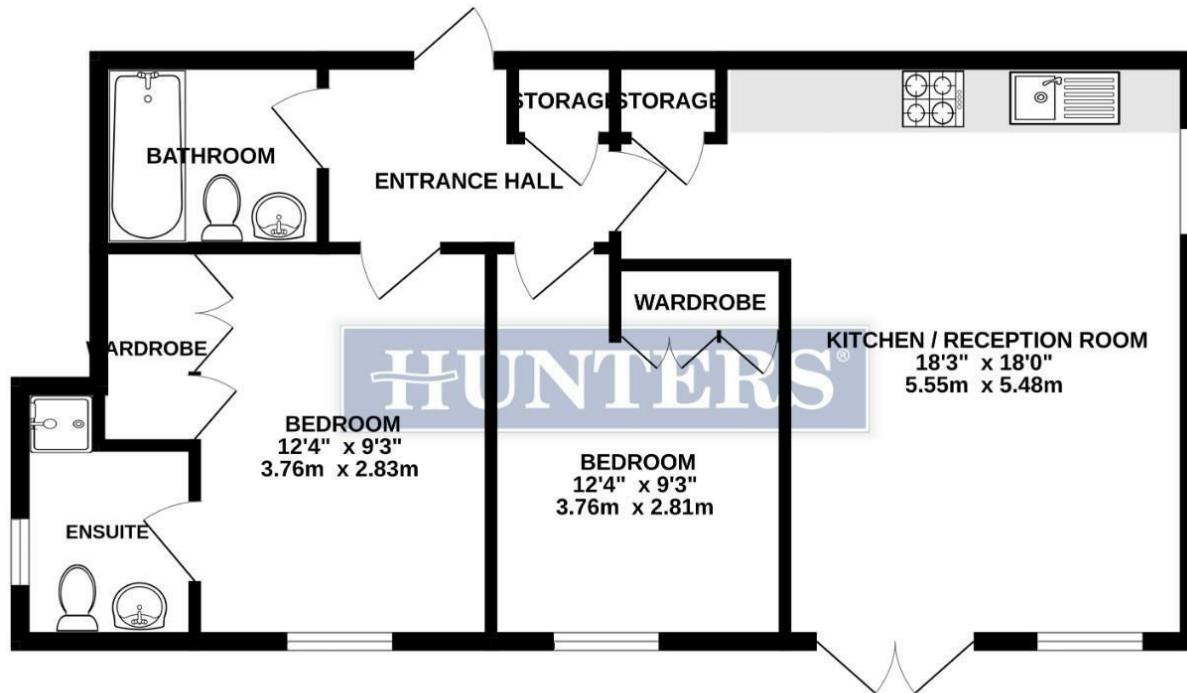
This information has been given to us by our client

Lease remaining - 108 Years
Annual Service Charge - £1,573.58
Annual Ground Rent - £200



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.

Council Tax:



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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 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>



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	79	79	
England & Wales	EU Directive 2002/91/EC		England & Wales

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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