



## Sovereign House, Yeading Lane, Hayes, UB4 0XP

- Ground Floor
- Private Terrace
- Good Condition Throughout
- Fitted Wardrobes to Master Bedroom
- Ideal First Time Buy or Buy to Let Investment
- One Bedroom Flat
- Allocated Parking Space
- Modern Fitted Kitchen & Bathroom
- No Chain
- EPC Rating: C

**Asking Price £220,000**

**Tenure: Leasehold**

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# Sovereign House, Yeading Lane, Hayes, UB4

## NXP

### DESCRIPTION

Situated in Sovereign House on Yeading Lane is this brilliant opportunity to purchase a larger than most, one bedroom ground floor flat. The property is being offered for sale with NO ONWARD CHAIN.

The property comprises entrance hall, reception room, separate fitted kitchen, modern three piece bathroom suite, master bedroom with fitted wardrobes and a storage unit and airing cupboard off the hallway. Outside, the property has its own private terrace along with an allocated parking space. Further benefits include double glazing and gas central heating throughout. The building also benefits from a internal communal entrance hall offering a further sense of security along with an entry comm system to allow visitors in.

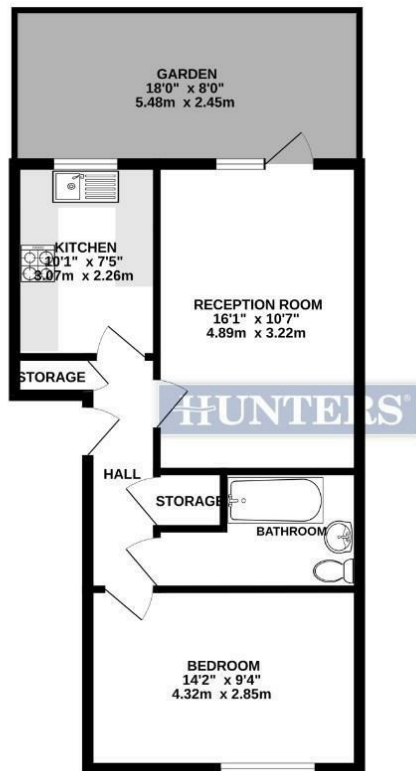
Sovereign House is situated on Yeading Lane in North Hayes and is within walking distance to local amenities, transport links and large supermarkets such as Tesco's in the Yeading Marina. You are a short drive from the A312/A40 motorway links connecting you to surrounding areas along with Heathrow Airport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

Leasehold - 68 Years Remaining  
Service Charge, Ground Rent & Buildings Insurance - £1,440 per annum

\*Please confirm these figures with your solicitor\*



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 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.  
Made with Metropix 6/2024

## 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                    |                            | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|----------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | 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 |
|                                             | EU Directive<br>2002/91/EC |                                                | EU Directive<br>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

**HUNTERS**<sup>®</sup>  
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