



£180,000 Leasehold

Brendon Close, Hayes, UB3

A fantastic first-floor studio flat, available with no onward chain and an extended lease. Located in a popular area close to transport links and amenities, this bright flat has been fully redecorated and features a modern fitted kitchen, stylish bathroom with a dressing area and fitted wardrobe, and a spacious 19ft studio room with a bay window. Perfect for first-time buyers or investors.

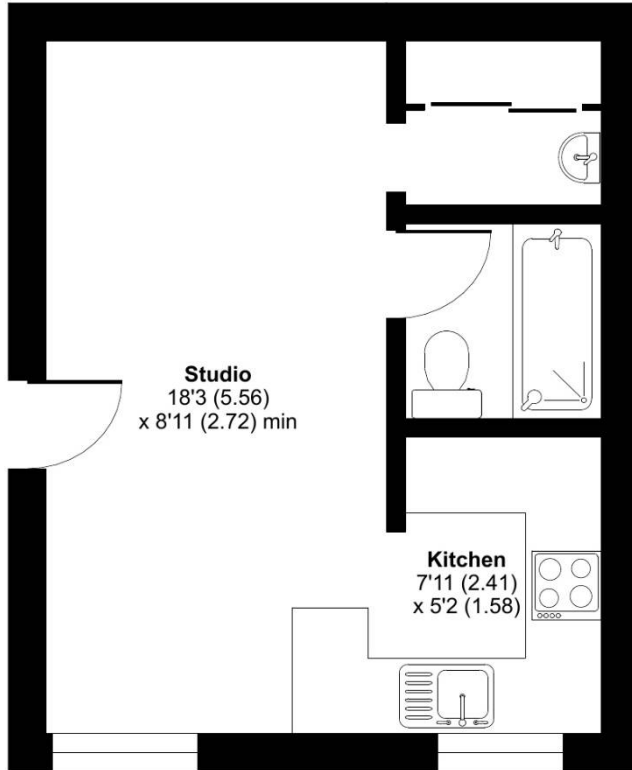
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Brendon Close, Hayes, UB3

Brendon Close, Harlington, Hayes, UB3

Approximate Area = 268 sq ft / 24.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1195472.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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