



£220,000 Leasehold

Gade Close, Hayes, UB3

HAYES TOWN! Simple Estate Agents present to the market, this good size one bed flat located in Hayes Town. The property benefits from telephone entry system, parking, large living space and modern kitchen and bathroom. The property is located a short distance to Minet school, local shops and bus stops. This would be a great first time buy or a great investment property. Call us to book your viewing asap...

Gade Close, Hayes, UB3

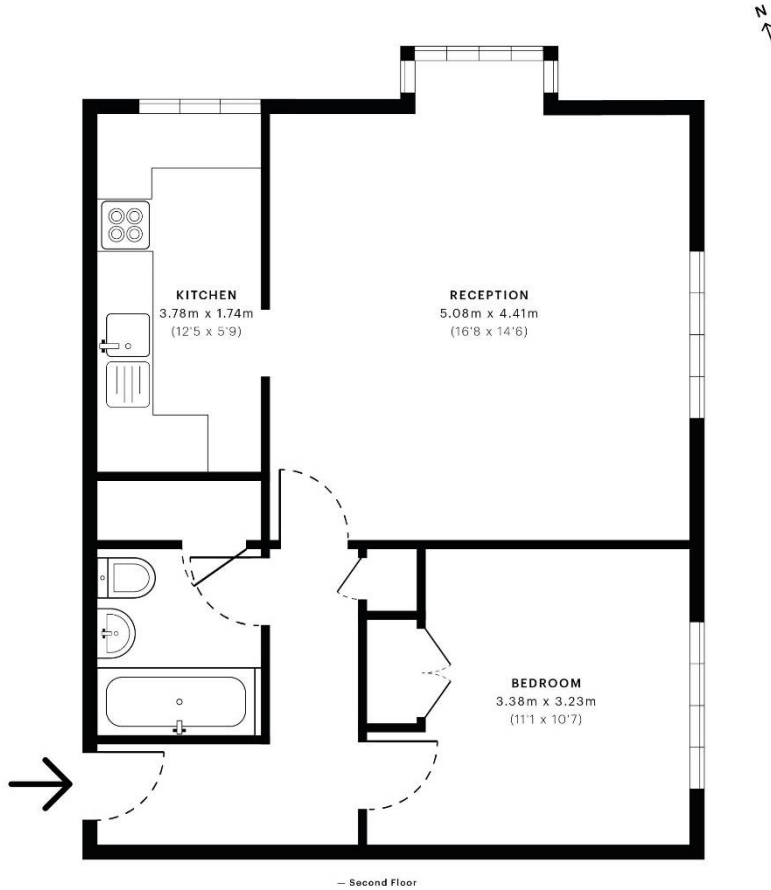


Gade Close, UB3

CAPTURE DATE
05/02/2020

LASER SCAN POINTS
17,932,115

GROSS INTERNAL AREA
49.7 Sqm / 535.4 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
49.7 Sqm / 535.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
47.5 Sqm / 511.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
50.8 Sqm / 547.2 Sqft

IPMS 3C RESIDENTIAL
48.6 Sqm / 522.8 Sqft

SPEC ID:
9e3803b3d4f9687b7b58fb42

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 194 ft
Turn left onto Hunters Grove 128 ft Turn right onto Coldharbour Ln 0.3 mi Turn
right onto Avondale Dr 0.3 mi Turn right onto Gade Cl Destination will be on the
left 151 ft UB3 3PY Gade Cl, Hayes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	76
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.