





Hiltons Estates present this superb 1 Bedroom ground floor flat in the quiet leafy green area of Hayes with SHARE OF FREEHOLD, LOW SERVICE CHARGES, NO GROUND RENT and a remaining lease of 900 years!!! It consists of a large bedroom, completely tiled bathroom, a spacious lounge, fully fitted kitchen with appliances, and electric heating throughout. There is a communal garden and an allocated parking space. There are brilliant transport links to M4, M25, M40 and A40 and also bus links 195 and U7. CHAIN FREE this is an ideal opportunity for a first time buyer and a must see for INVESTORS!!! Viewings Highly Recommended!!!

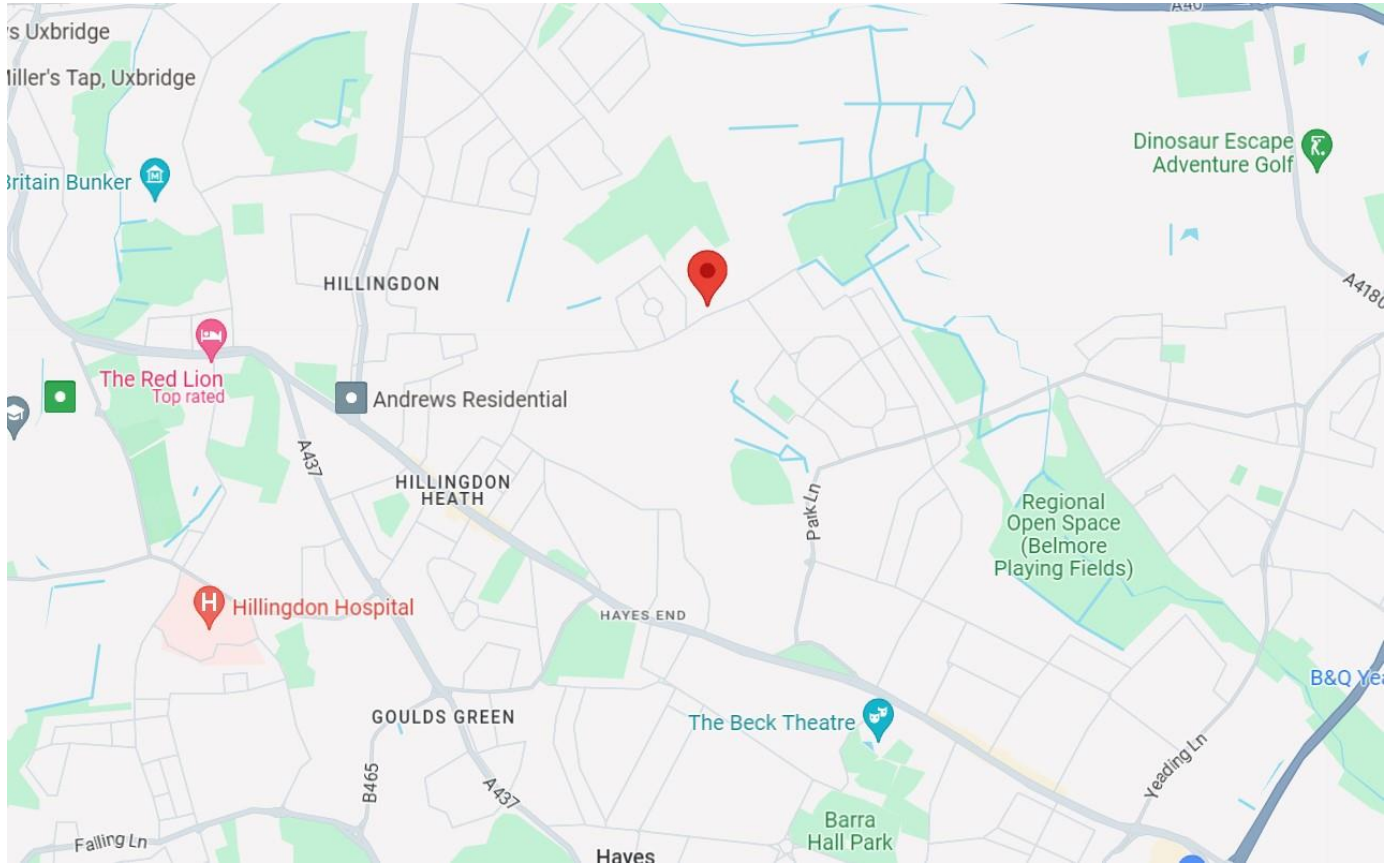
900 YEARS LEASE REMAINING

Low Service Charges , No Ground Rent

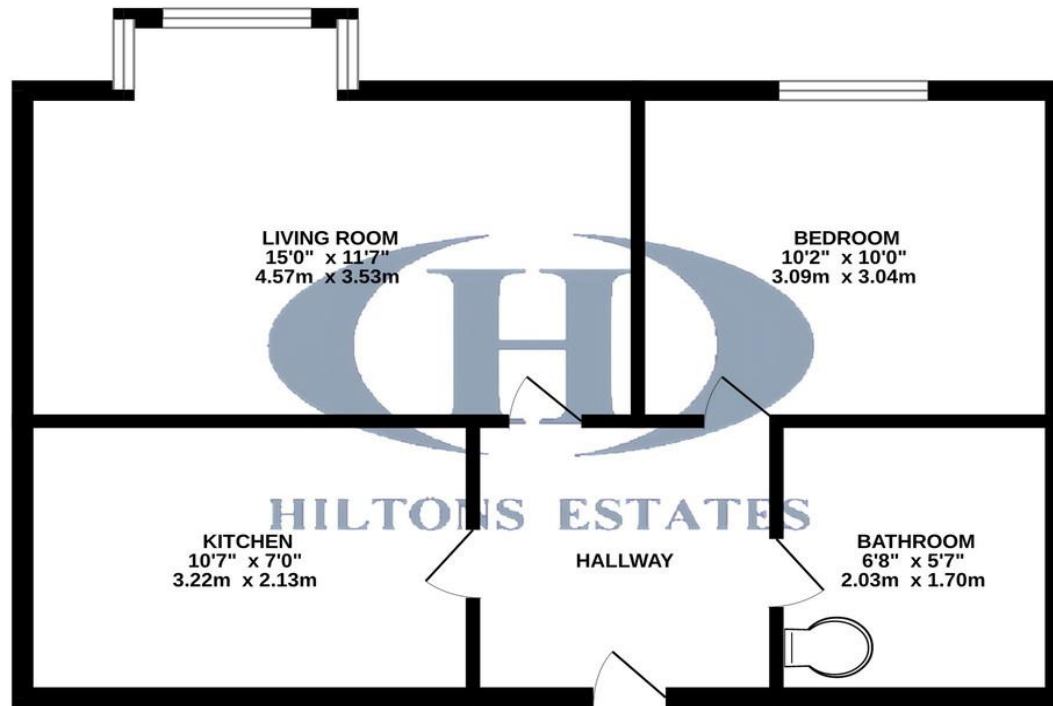
Share of Freehold, Communal Garden and Parking

Ideal for first time buyers or Investors!!!





GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2010/31/EU

TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.