



Berwick Avenue | Hayes | UB4 0NJ

£235,000

CASH BUYERS ONLY: Hiltons Estates brings to the market this brilliant opportunity to purchase a First Floor maisonette in the ideal location of Hayes, UB4. The property comprises entrance hallway, leading to a large reception room, fully fitted kitchen, family bathroom, and 2 spacious double bedrooms. There is access to a rear private garden and on road parking. Lease remaining of 53 years. NO SERVICE CHARGE, NO GROUND RENT. Local amenities such as Southall Broadway, Uxbridge Road, Transport links, Retail Parks and a sought after residential area. A must see for any investor looking for great returns and effortless rental-demand to maximise their portfolio. Viewings available. Highly recommended. Call NOW for further details, not to be missed.



- Cash Buyers/INVESTORS only
 - 2 spacious double bedrooms, private garden
 - Estimated Rental Income £1,400 pcm (7.15% yield)
- Brilliant investment opportunity, NO SERVICE CHARGE, NO GROUND RENT
 - Call NOW for further details, not to be missed

Contact Details

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Age	Emptying	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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