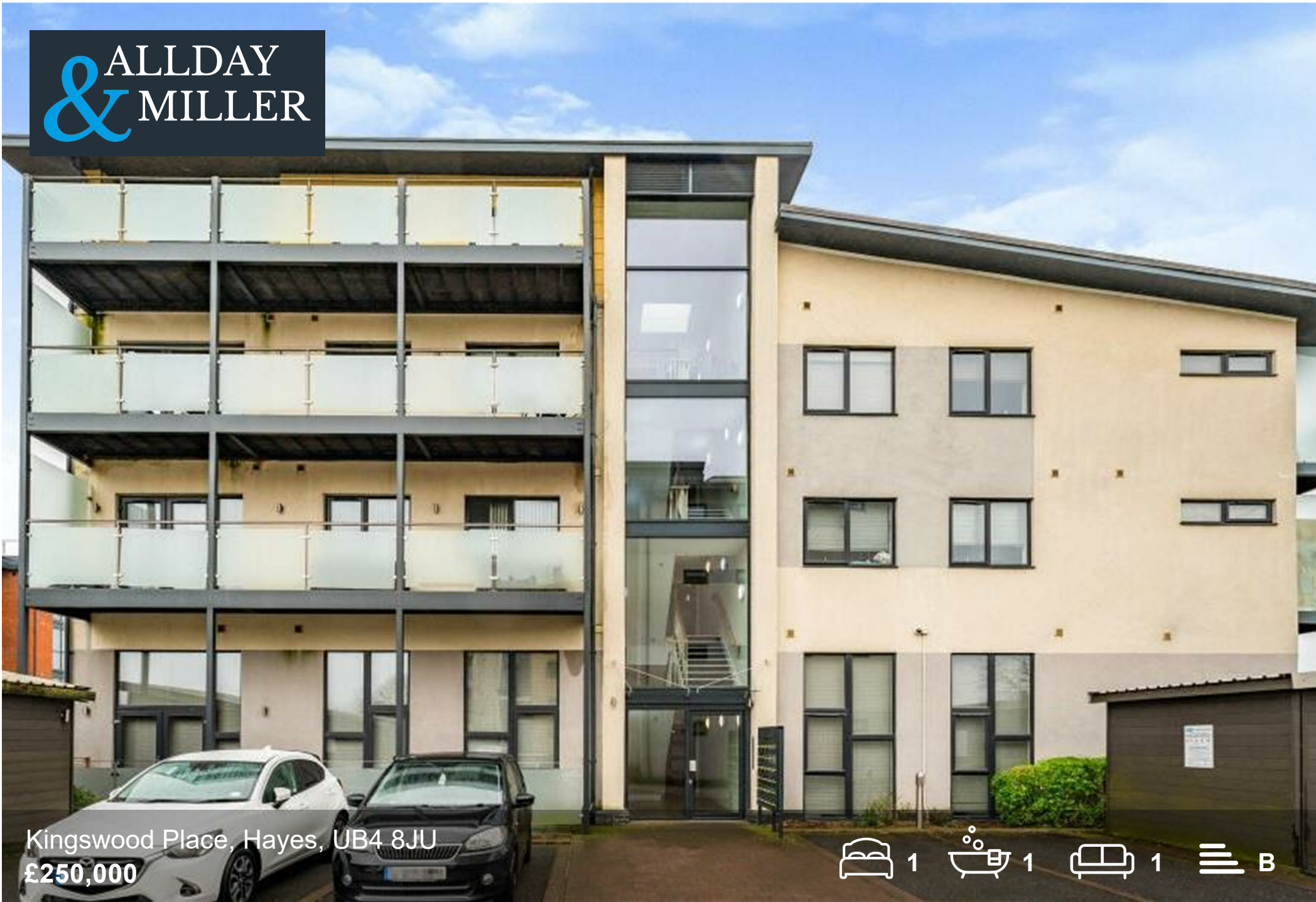


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& MILLER**



Kingswood Place, Hayes, UB4 8JU  
**£250,000**

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Kingswood Place, Hayes, UB4 8JU

**£250,000**

- Top Floor Apartment
- 900+ Years Lease
- Good Rental Return
- Easy Reach To Elizabeth Line Station
- Shops/Amenities Within Walking Distance
- Modern Interiors
- Allocated Parking
- Balcony
- Great Transport Links
- No Onward Chain

## Description

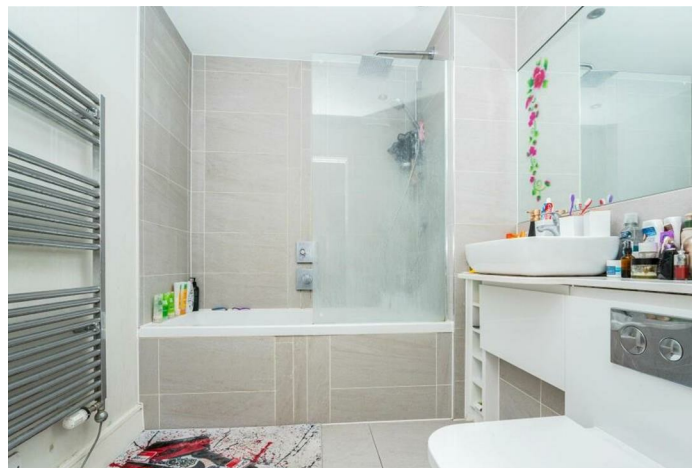
Welcoming to the market this modern top floor apartment with a wrap around balcony, ideal for a First Time Buyers or Investors seeking a good rental return.

The accommodation comprises a welcoming entrance hallway where you notice the high ceilings throughout, a large storage cupboard and access to all rooms including a modern open plan kitchen/dining/reception room with a spacious wraparound balcony overlooking the green, a double bedroom with a Juliette balcony and a bathroom suite. Externally there is parking and well maintained communal gardens, also through a coded gate you can access allotments, park/children's play area.

Perfect for professionals seeking a modern urban lifestyle. The apartment enjoys easy access to shops, restaurants, and transportation links, ensuring convenience at every turn. With its contemporary appeal this property presents an excellent investment opportunity for those looking to capitalise on the rental market with an expected 6.5% yield.

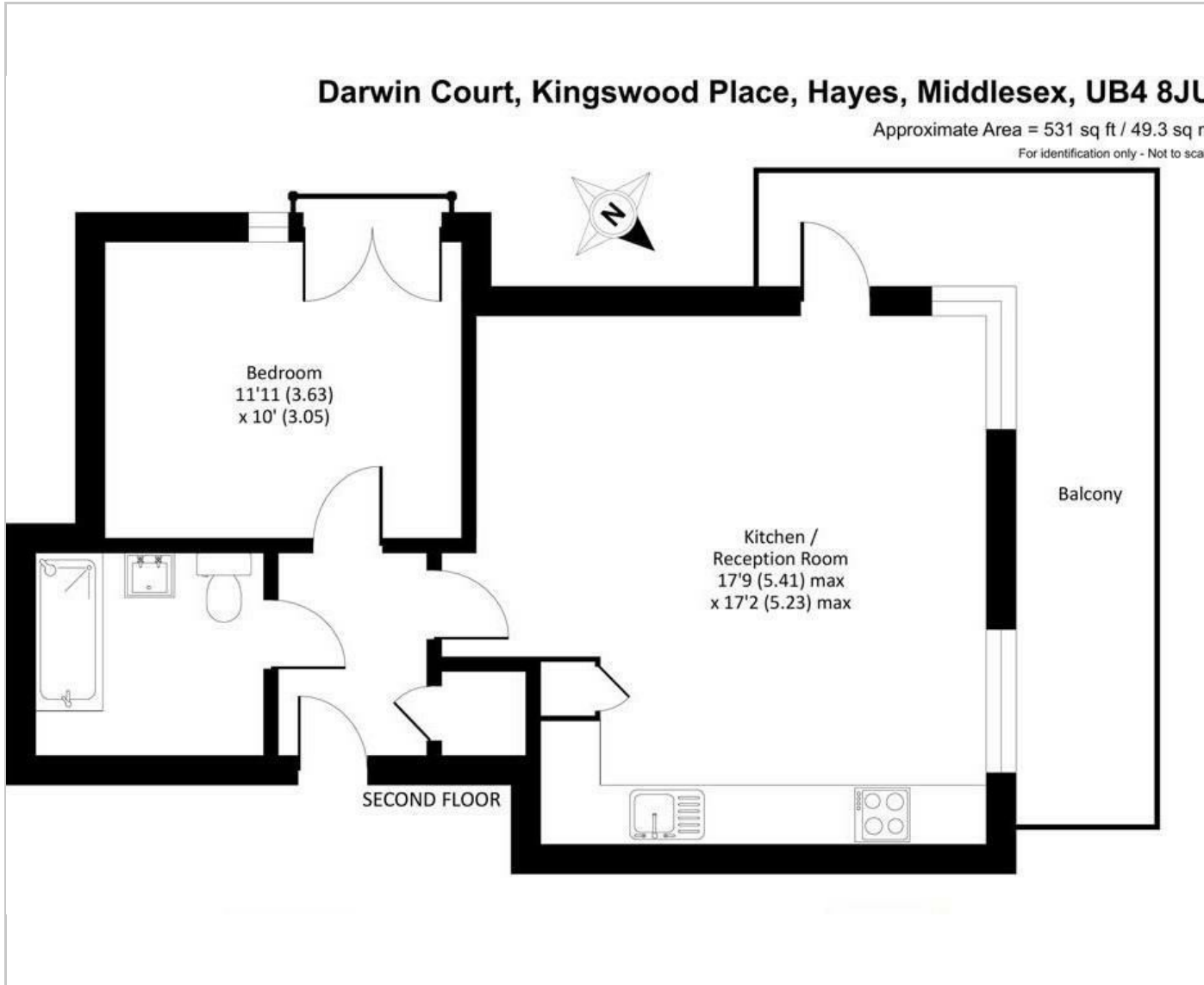
## Situation

Kingswood Place is situated off the Uxbridge Road, with its variety of local shops, restaurants and bus links into Uxbridge Town Centre with its multiple shopping facilities and underground station enabling Metropolitan/Piccadilly Line train links. Hayes & Harlington Station(Elizabeth Line) is also just short driving distance providing a fast route into Central London. Road links including A40/M4 + M25 motorways only a 15 minute drive. Also within easy reach is the hospital, a golf course and two riding schools.





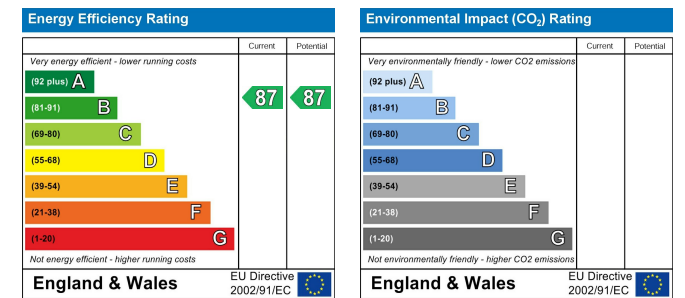
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.