



Westcombe Lodge Drive, Hayes, UB4 8HQ

A second floor 1 double bedroom 'Warden assisted' retirement flat strictly for the over 55's.

The property forms part of a sought after development set back from the Uxbridge Road at Hayes End with bus services opposite for Uxbridge, Southall, Ealing, Northolt & Hayes Town together with a busy shopping parade just a few hundred yards away.

The development has a separate communal social lounge with regular events & activities, pretty communal gardens, lifts to all floors & a private car park.

The property itself has Economy 7 electric storage heating, double glazing, a re-fitted kitchen and a modern shower room & toilet and double bedroom.

Asking Price £82,000

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47 Westcombe Lodge Drive, Hayes, UB4 8HQ

living room



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view from living room



kitchen



47 Westcombe Lodge Drive, Hayes, UB4 8HQ

bedroom



bathroom

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communal gardens



floorplan

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>77</p>	<p>79</p>

England & Wales

EU Directive
2002/91/EC



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