



Gainsborough Road, Hayes, UB4 8QG

NEW 990 YEARS LEASE / NO UPPER CHAIN / NO GROUND RENT for this well presented 1 bedroom first floor flat situated within a modest & modern style development close to playing fields and transport links for Uxbridge, A40 London & Hayes Town (Hayes & Harlington underground Elizabeth line station). The property has a well maintained communal entrance with entry phone system and stairs to the 1st & 2nd floors. Your front door leads into an entrance lobby with a built-in storage cupboard and doors to all rooms, the lounge is double aspect with views over a small 'copse' to the rear as does the modern fitted kitchen. You also have a good sized double bedroom and modern bathroom/toilet. Outside has a residence car park with your own allocated space + visitors spaces. With a super LONG LEASE available upon completion of the purchase and the properties excellent presentation this would make an ideal first time purchase or Buy-to-Let Investment.

Asking Price £219,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

155 Wentworth Fields Gainsborough Road, Hayes, UB4 8QG

Lounge



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Kitchen



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Bedroom



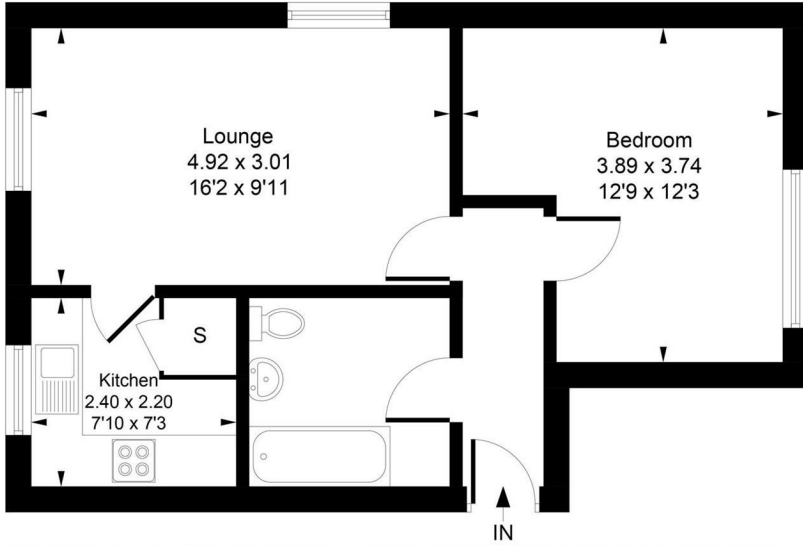
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Bathroom



Floor Plan

Approximate Gross Internal Area = 44.0 sq m / 474 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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