

## Heatherwood Drive, Hayes, UB4 8TN

Located in a quite cul de sac on the North Hayes / Hillingdon borders and offered for sale with no onward chain is this well presented & spacious first floor studio apartment. Accommodation comprises entrance hall, modern shower room, spacious studio area and fitted kitchen. Additional benefits include double glazed windows, Entryphone system and lease in excess of 900 years. Externally the property benefits from allocated parking and attractive, well tended communal gardens.. an ideal first time buy or rental investment

**£149,950**

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entrance hall

shower room

studio area

kitchen

external

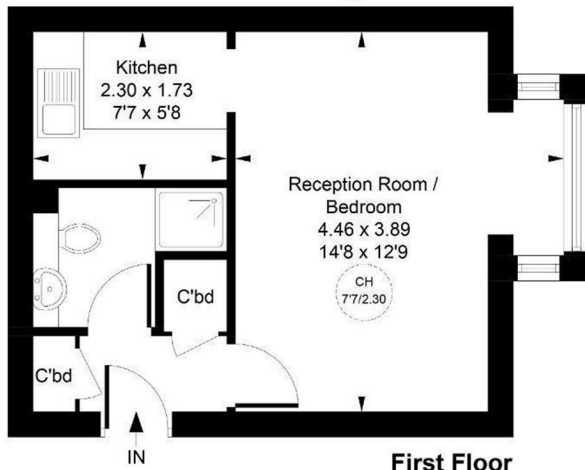


floorplan

Approximate Gross Internal Area = 26.13 sq m / 281 sq ft



CH = Ceiling Height



First Floor

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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>81</p>

**England & Wales**

EU Directive  
2002/91/EC



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