

Black Rod Close, Hayes, UB3 4QL

NO UPPER CHAIN AND IMMEDIATE VACANT POSSESSION FOR THIS SPACIOUS 2 DOUBLE BEDROOM SPLIT LEVEL FLAT WITH A GARAGE.

The building has a communal entrance hall with stairs to the 1st, 2nd and top floor.

Your own front door opens into an inner hall with doors to a kitchen and spacious lounge plus stairs to the first floor where you have 2 double bedrooms and a bathroom. Outside has communal lawned gardens, permit parking and your own garage within a secure gated area.

The property is located just a few hundred yards from both Hayes Town shopping centre and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes). ASDA Superstore, local schools and transport links for Heathrow, Southall and the M4 London.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT.

Asking Price £250,000

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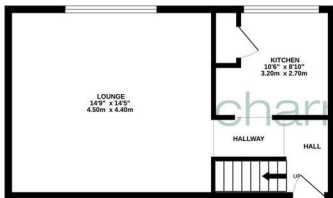
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THIRD FLOOR
382 sq.ft. (35.5 sq.m.) approx.



FOURTH FLOOR
382 sq.ft. (35.5 sq.m.) approx.




TOTAL FLOOR AREA - 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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>59</p> | <p>72</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

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