

### Salcombe Way, Hayes, Middlesex, UB4 8TA

#### CASH BUYERS PREFERRED FOR THIS EXCELLENT BUT-TO-LET INVESTMENT!

This refurbished 1 Bedroom 2nd floor (top) flat (studio conversion) has NO UPPER CHAIN and benefits from electric wall mounted Wi Fi radiators, double glazed windows, bright decor throughout plus a modern fitted kitchen/sitting room with integrated appliances included, a luxury shower room with 'raindrop' style shower, double bedroom, generous loft storage space, access to a lawned communal garden and a residence private car park with allocated space.

Leasehold 99 years from 2004.

The property forms part of a small and exclusive modern development in a much sought after area of North Hayes, close to a choice of schools, a busy shopping parade and main bus route links for Uxbridge, Hayes, Heathrow, Ealing and Northolt.

**Asking Price £175,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

8 Salcombe Way, Hayes, Middlesex UB4 8TA



8 Salcombe Way, Hayes, Middlesex UB4 8TA



8 Salcombe Way, Hayes, Middlesex UB4 8TA



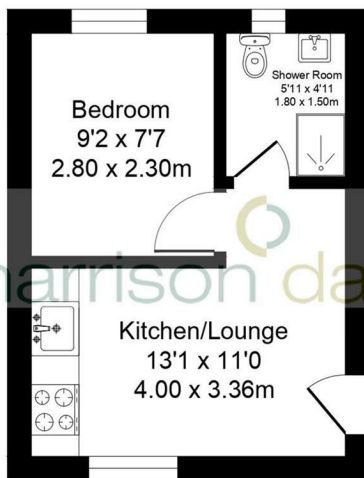
8 Salcombe Way, Hayes, Middlesex UB4 8TA



8 Salcombe Way, Hayes, Middlesex UB4 8TA




Approx. 20.9 sq meters (224.96 sq feet)



Total Area Approx. 20.9 sq meters (224.96 sq feet)

## 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>67</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

8 Salcombe Way, Hayes, Middlesex UB4 8TA

