



## 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 £169,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

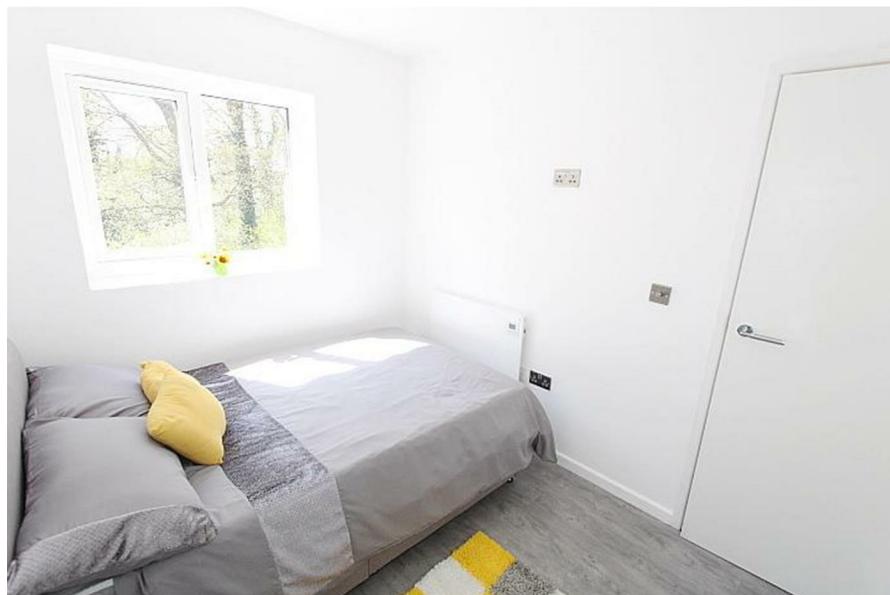
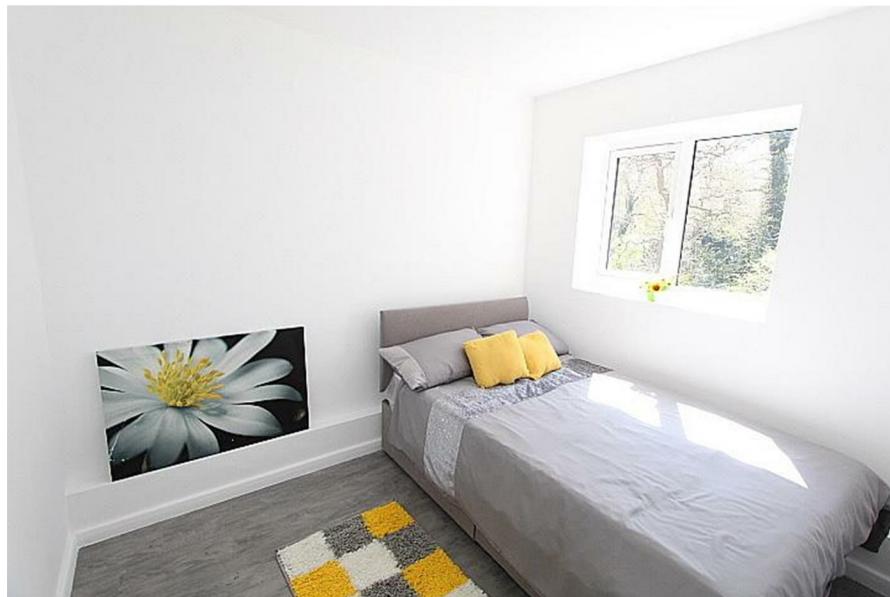
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Approx. 20.9 sq meters (224.96 sq feet)



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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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