



## Heatherwood Drive, Hayes, UB4 8TN

- Studio apartment
- Ground floor
- No upper chain
- Double glazing
- Share of freehold with 956 year lease
- Allocated parking
- Pleasant cul-de-sac location
- Electric heating

**Asking Price £159,950**



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**Description**

Set in a secluded position within this modern development this ground floor studio apartment has the benefit of allocated parking and is to be sold with no upper chain.

**Accommodation**

Upon entering, the entrance hall has a built in storage cupboard and an additional storage cupboard housing the recently replaced hot water system, the studio room has a front aspect double glazed bay window that looks onto the communal garden and a modern wall mounted electric heater, the kitchen is fitted with storage units and drawers, there are work surfaces with an inset sink, space for appliances and a side aspect double glazed window, the shower room is fitted with a shower cubicle, wash basin and WC.

**Outside**

There is an allocated parking space to the front of the property and attractive communal grounds surrounding the building.

**Situation**

Positioned off of Charville Lane, the property is within easy reach of the Uxbridge Road that provides transport links to Uxbridge and Hayes town centres both providing shopping facilities and train services to London, Heathrow Airport is also easily accessible.

**Terms and notification of sale**

Tenure: Leasehold

Local authority: London Borough of Hillingdon

Council Tax Band: B

Current EPC Rating: D

Lease: 999 from 1980 (956 remaining)

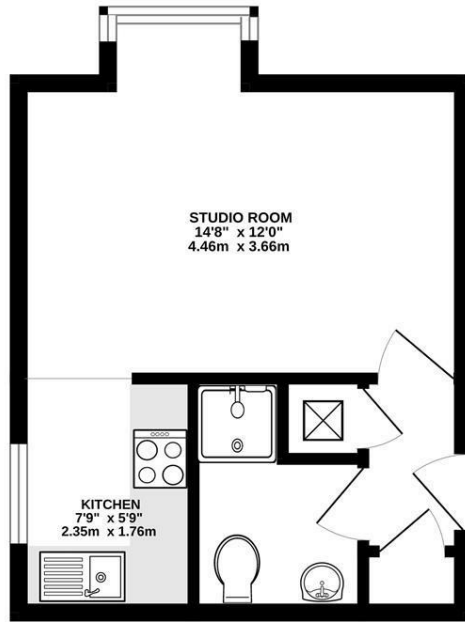
Service Charge: £800 per annum

Ground rent: £0

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

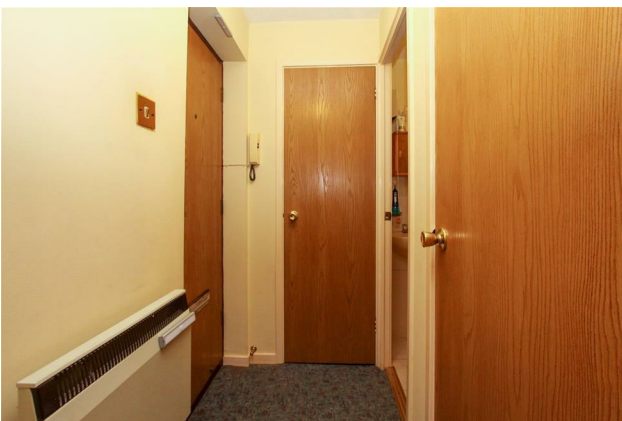
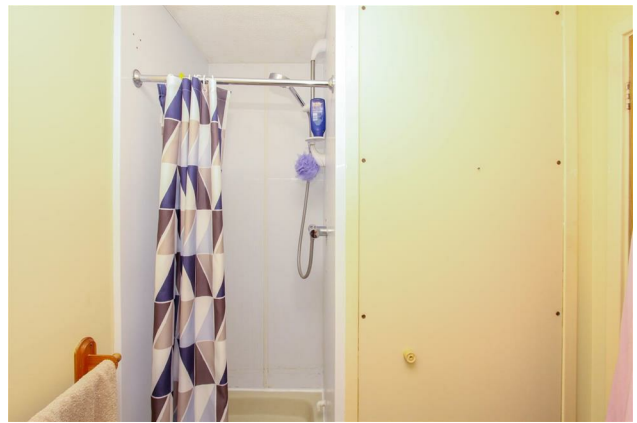
GROUND FLOOR  
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 266 sq.ft. (24.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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