

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

JOLLYS LANE, HAYES, UB4 9NS £220,000 Leasehold



PURPOSE BUILT FIRST FLOOR ONE BEDROOM FLAT

The property is located above a small shopping parade, adjacent to Tesco supermarket. The Hayes bypass is within approximately ¼ mile, providing easy access to the M4 motorway and Heathrow Airport. The A40 Western Avenue is within approximately one mile.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** 17'10 RECEPTION ROOM ***

*** LONG LEASE ***




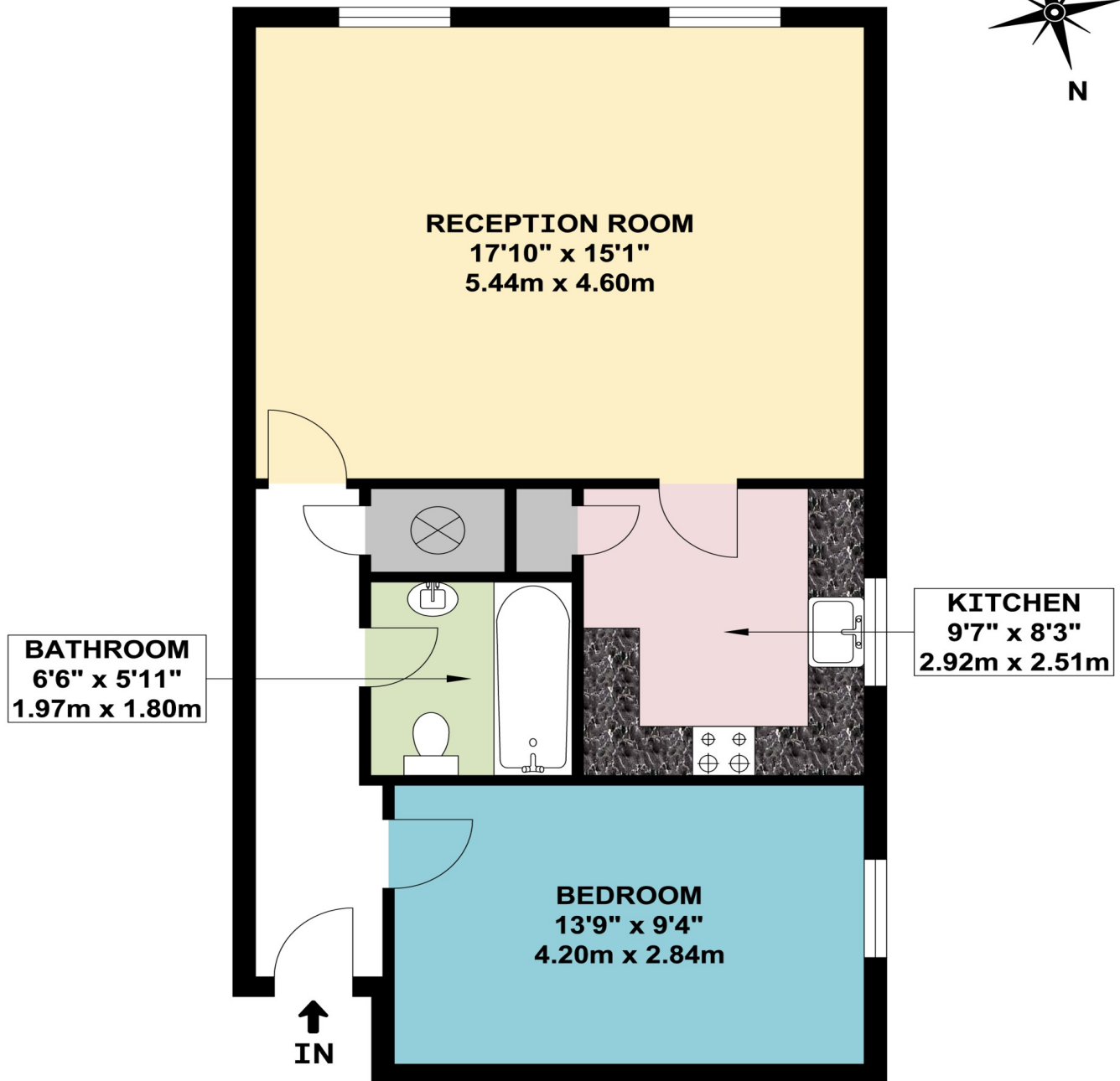


Lease Information

The property is held on Leasehold Tenure for a term of 999 years from 1st December 1994 at a ground rent of £100 p.a.

We are told that the current service is £960.00 per annum (including the ground rent).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 613.54 SQ. FT / 57.00 SQ. M

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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