

# Westcombe Lodge Drive

North Hayes • Middlesex • UB4 8HQ

Guide Price: £250,000



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# Westcombe Lodge Drive

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A spacious two bedroom ground floor retirement apartment for over 55's situated in a well-maintained development with lift access and 24 hour warden control. The property is situated in Westcombe Lodge Drive located just off the Uxbridge Road, walking distance to all its amenities including shops and bus links. The ground floor of the property comprises entrance hall with doors leading to the 14ft living room, 8ft kitchen, 13ft main bedroom with fitted wardrobes, 12ft second bedroom and family shower room. Outside there is ample resident parking and communal gardens.

Two bedroom apartment

Retirement apartment

Over 55's only

Ground floor

No chain

14ft living room

8ft kitchen

13ft main bedroom with fitted wardrobes

Communal gardens

Allocated parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Property**

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### **Outside**

Outside offers well kept communal gardens with ample resident parking bays.

### **Location**

Westcombe Lodge Drive is an over 55's development located just off the Uxbridge Road and all its amenities including shops and bus links. Hayes Town centre with its expanse of shops, banks, restaurants and National Railway train station is also close by, while the M4 and its links to London and the Home Counties is just a short drive away.



### Schools:

Rosedale Primary School 0.3 miles  
Hewens Primary School 0.5 miles  
De Salis Studio College 0.5 miles



### Train:

Hayes & Harlington Station 1.6 miles  
West Drayton Station 2.1 miles  
Hillingdon Station 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 577 sq.ft. (53.6 sq.m.) approx.



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TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst 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 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	75	80
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.