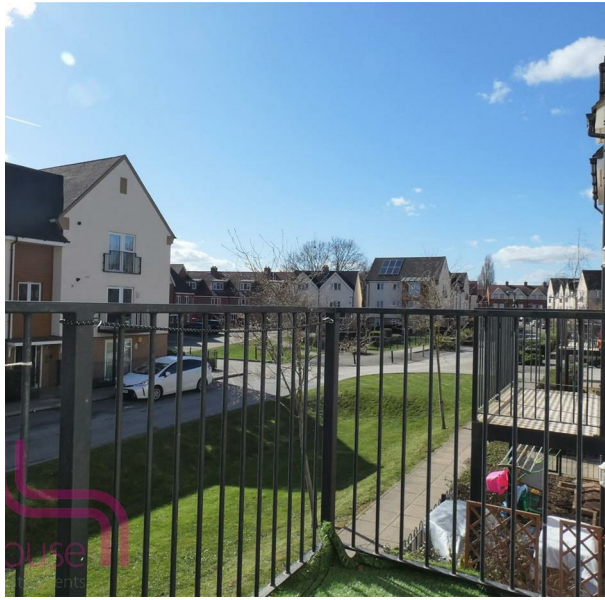


Albacore Way, Hayes, UB3 2FQ

Asking Price £305,000

Council Tax Band:



A generous contemporary living space, for this stunning two double bedroom purpose built first floor flat. Located within a much sought after and attractive development, which has recently undergone light refurbishment. The property can be considered an ideal First time buy or Buy to let investment ** Virtual Viewing Available**

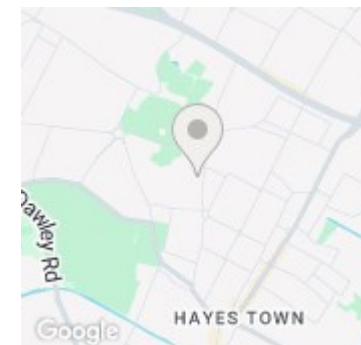
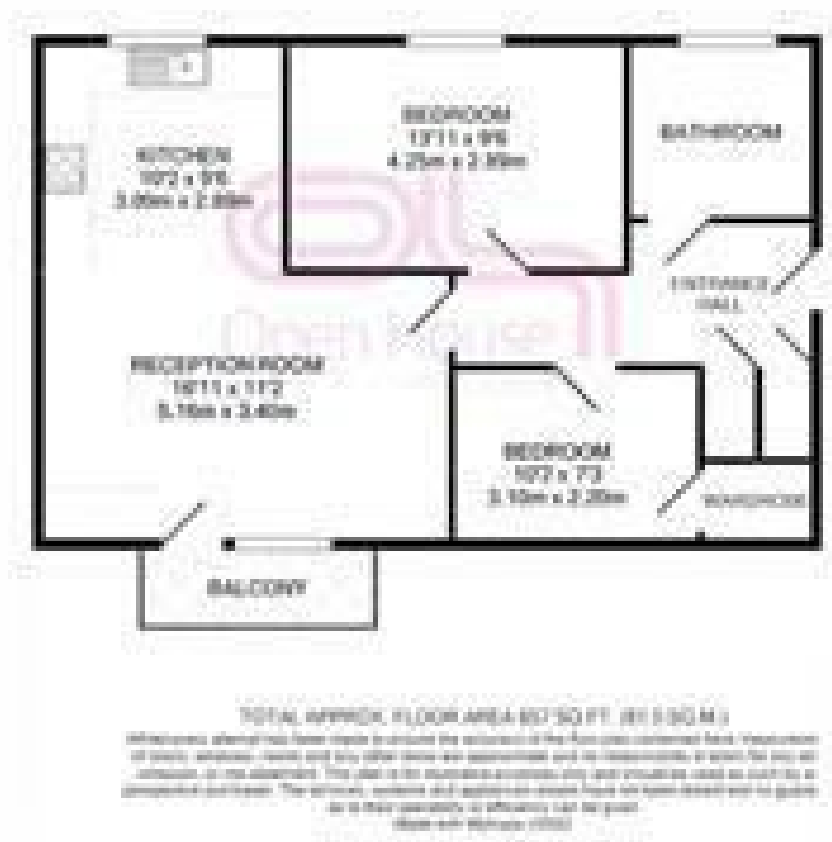
The property consists of entrance hall with two storage cupboards, a modern open plan lounge with integrated kitchen, Balcony, two double bedrooms and a modern three piece family bathroom. The property benefits from gas central heating, double glazed windows, communal Gardens with outdoor storage facility and an allocated parking space.

Situated in the popular Barrett Homes development named Holmesgate Place, a short commute to Uxbridge Road which boasts an array of shops, cafes, restaurants and a number of local transport links.

Lease Length - approx 88 years remaining.
 Service charge - approx £1273 PA
 Ground Rent - approx £260 PA
 EPC Rating: B
 Council Tax Band: B



Open House London



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	