



## Willenhall Drive, Hayes UB3 2UX

Asking Price £199,950

EPC Current Band: C

We are pleased to market this ground floor, spacious 1 bed apartment with secure telephone entry located in a wonderful, quiet cul-de-Sac.

The property comprises a well sized bedroom, Lounge, kitchen, family bathroom, communal gardens and one allocated car space.

This property is within close proximity to several commuter routes via Church Road with bus stops at the end of Willenhall Drive and within close proximity of Hayes & Harlington Station which now services the Elizabeth Line. It is also a short drive away from Heathrow Airport.

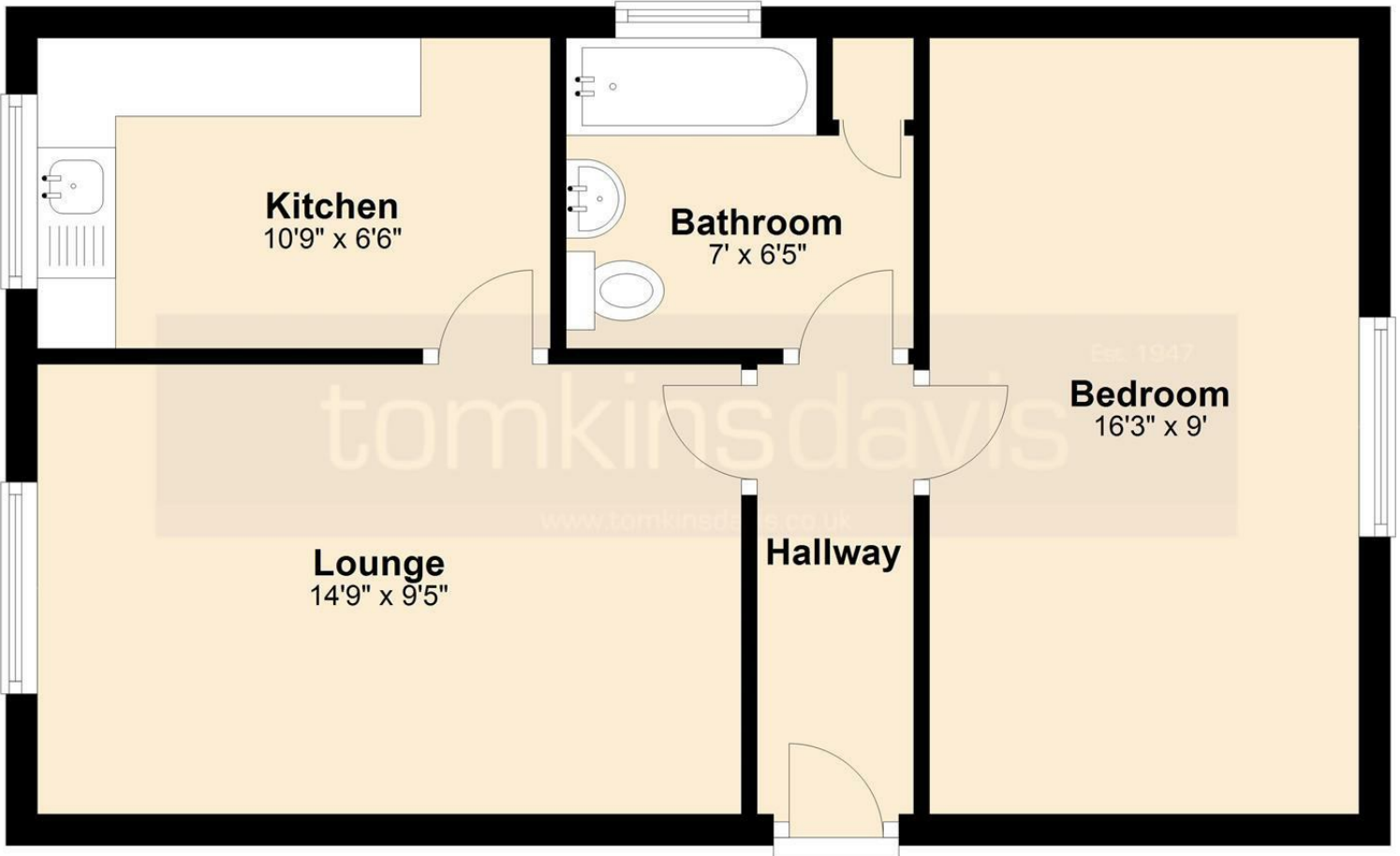
Locally, there are a range of Amenities including Shops, Services & Leisure Facilities. The Town Centres of Hayes & Uxbridge are also only a short distance away.

The property is available as a buy to let investment with tenant in situ.  
Current Rent £1,000.00 PCM.

The property is to be sold with the benefit of an extended lease of 189 years from 1st January 1986.  
Ground rent: Peppercorn  
Service charge: TBC



# Ground Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.