

Est. 1947

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Pikestone Close, Hayes UB4 9QT

Asking Price £160,000

EPC Current Band: D

A well presented first floor apartment located just off Glencoe Road, Hayes with excellent access to close by amenities and transport links.

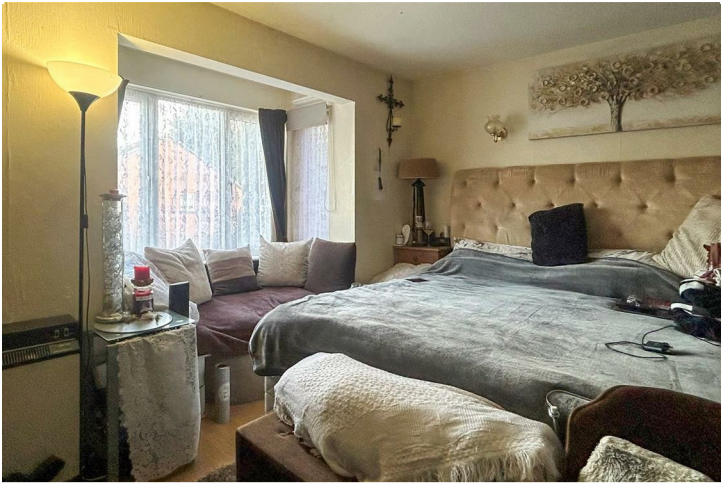
This spacious apartment benefits residents parking space, a fitted kitchen, shower suite and studio area with pleasing views overlooking the cul-de-sac.

This excellent apartment would make an ideal first home or alternatively a reliable long term buy-to-let investment.

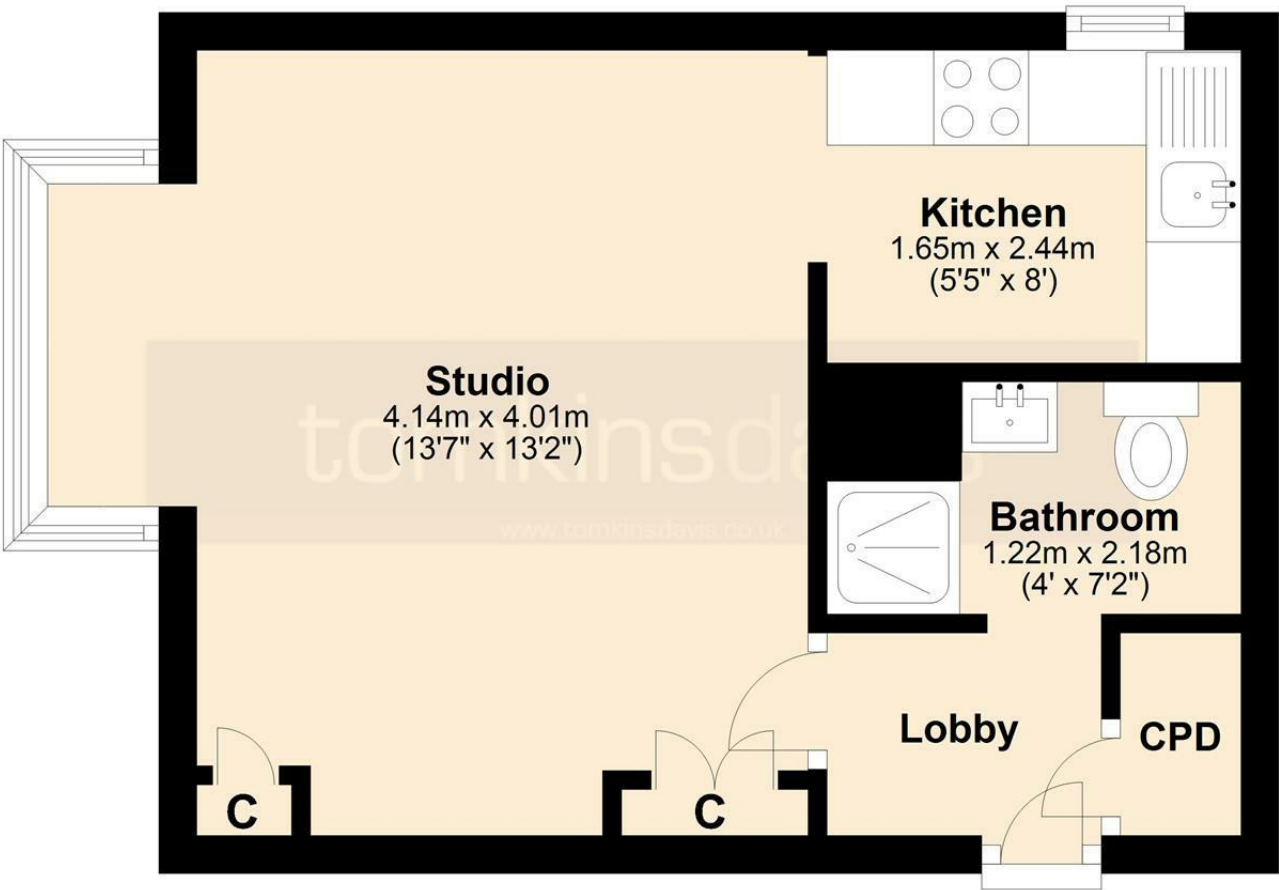
The property benefits from a lease which expires in approximately 84 years.

Ground Rent: £100pa
Service Charge: £2000pa

Viewing strictly by appointment.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.