



**Gade Close, Hayes
Middlesex UB3 3PY**

£185,000

EPC Current Band: C

INVESTMENT

We are delighted to offer this spacious 1980's built apartment which was originally built as a one-bedroom but currently configured to offer two-bedroom accommodation.

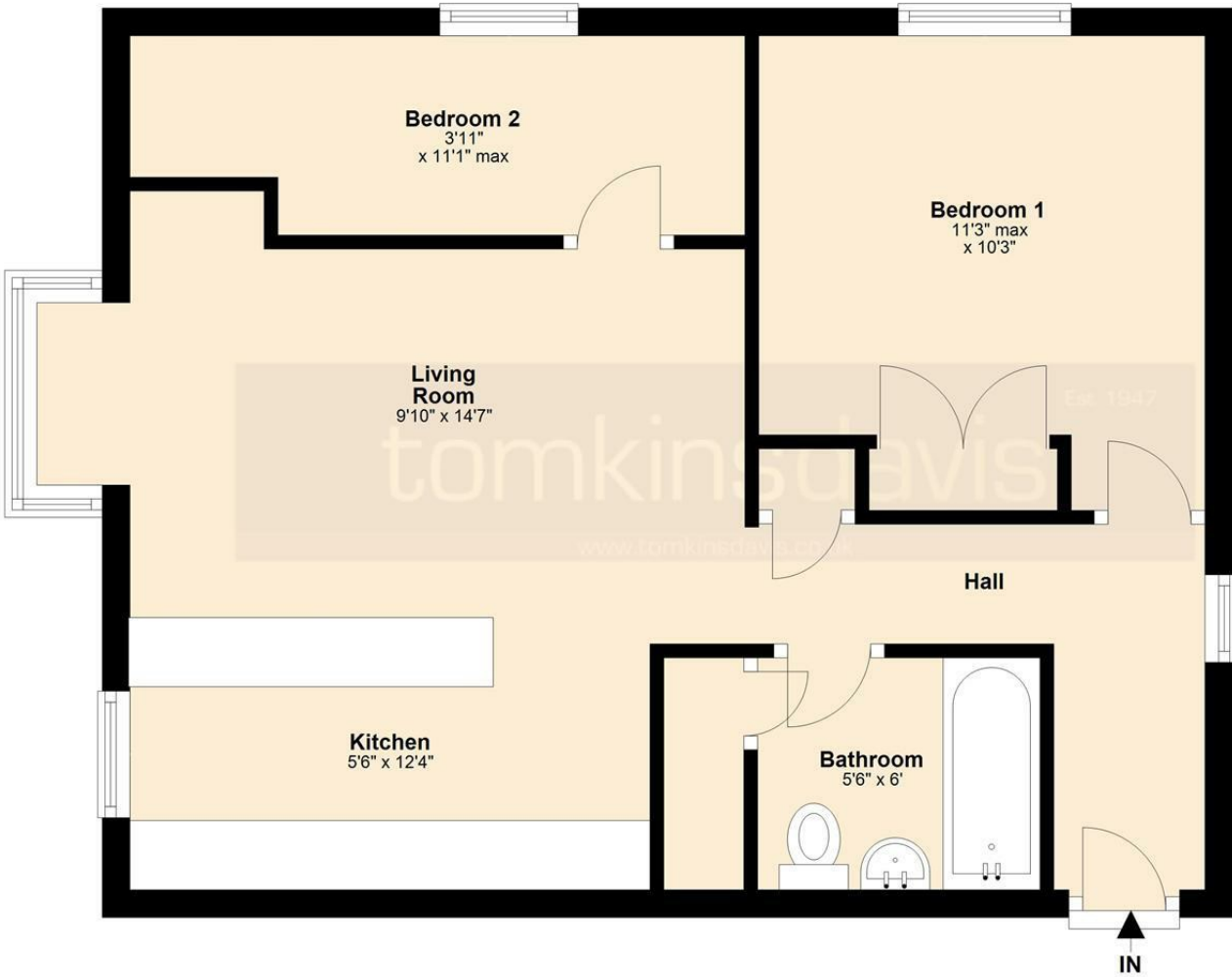
Available with a tenant in situ the property is ideal for the discerning buy to let investor producing a rental income of £1350.00 pcm.

Leasehold 61 yrs
Ground Rent £50pa
Service Charge £960pa

- First Floor Flat
- Entrance Hall
- Living/Kitchen
- 2 Bedrooms
- Bathroom Suite
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking
- Communal Grounds



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		79	81
EU Directive 2002/91/EC			

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		85	86
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.