



Parkfields

Estates



Tudor Square , Hayes, UB3 2QT

MODERN FIRST FLOOR MAISONETTE COMES TO THE MARKET IDEAL FOR BUY OR LET INVESTORS - Parkfields Estates are delighted to be appointed the SOLE AGENTS to promote the sale of this APARTMENT close to UXBRIDGE ROAD. Accommodation includes; TWO BEDROOMS, OPEN PLAN LOUNGE WITH KITCHEN, BATHROOM. Walking distance to UXBRIDGE ROAD, JUDGE HEATH LANE and ANGEL LANE.

Lease Length - Lease Issued for 125 Years in 2005 (Approx. 106 YEARS REMIAN) As advised by the Vendor
Service Charges & GROUND RENT - £150.00 PER MONTH As advised by the Vendor

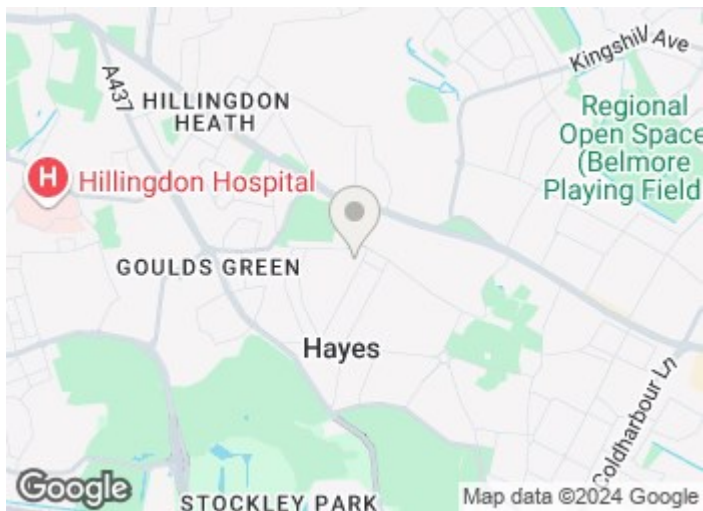
Local Authority: London Borough of Hillingdon
Council Tax Band: B
EPC Rating: C

Offers In The Region Of £279,950

2b Tudor Square , Hayes, UB3 2QT



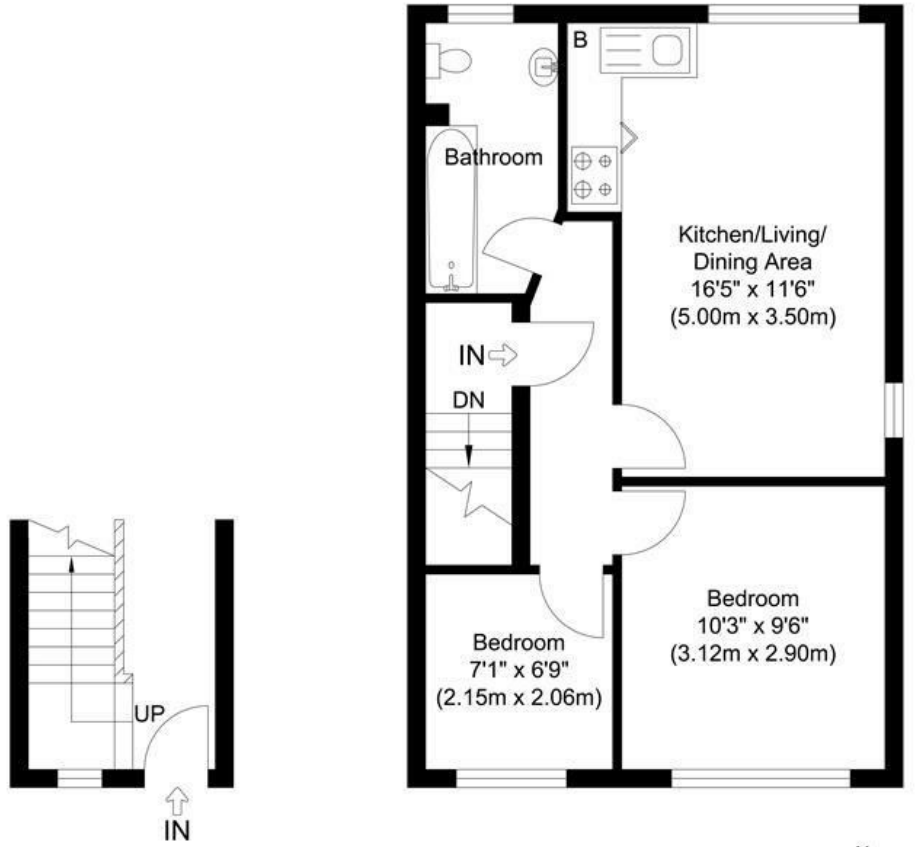
- FIRST FLOOR MAISONETTE
- OPEN PLAN KITCHEN/LOUNGE
- 106 YEAR LEASE
- BATHROOM/WC
- TWO BEDROOMS
- NO CHAIN



[Directions](#)



Floor Plan



Ground Floor

First Floor
 Approximate Floor Area
 447.67 sq. ft.
 (41.59 sq. m)



Total Gross Internal Area
 447.67 sq. ft.
 (41.59 sq. m)

First Floor, Tudor Square, Hayes, UB3

Illustration for identification purposes only, measurements are approximate, not to scale.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	