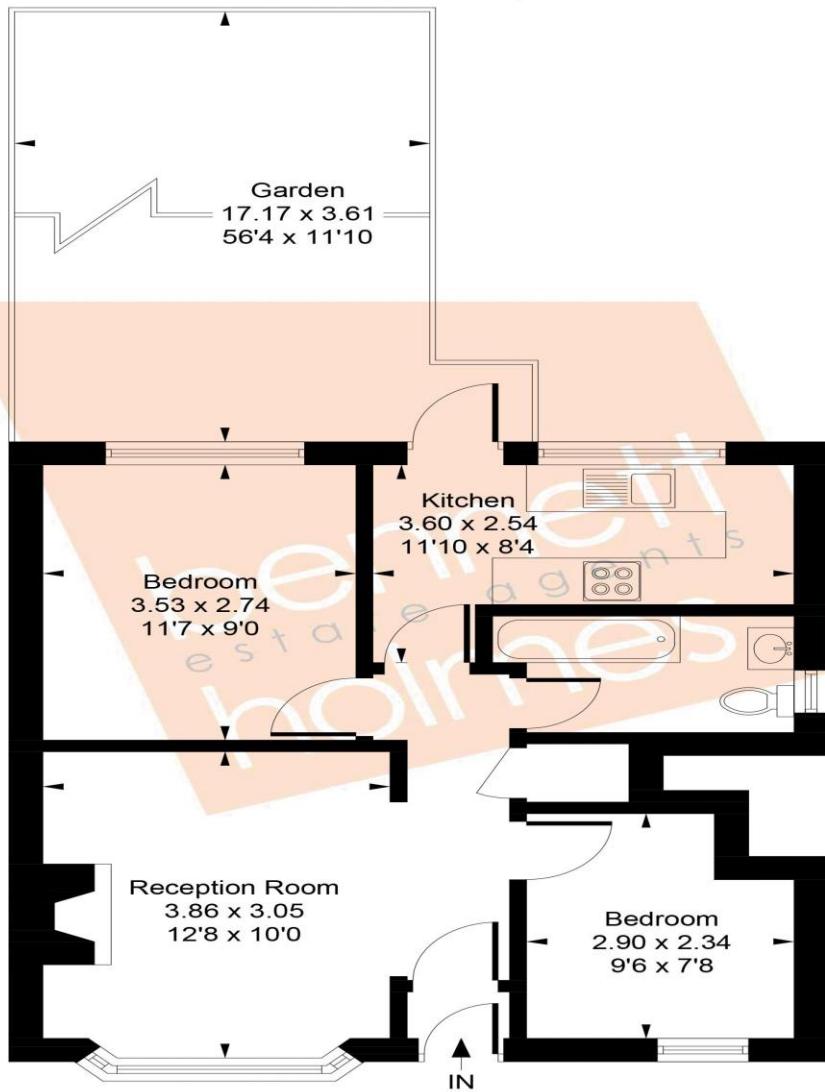


Botwell Crescent

Approximate Gross Internal Area
47.55 sq m / 512 sq ft



NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 **lettings:** 020 8423 0222
northolt@bennetholmes.com

Leasehold - There will be a new lease on completion of 149 years
No service charge
Ground rent - £75 PA
London Borough of Hillingdon
Council tax band C - £1,735
EPC - D

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Botwell Crescent Hayes UB3 2BE

Price Guide: £305,000



Bennett Holmes are pleased to offer this two bedroom, ground floor maisonette situated in a residential location in Hayes.

The property is within walking distance to Hayes town. Local shops, bus links, schools and Barra Hall Park are also close by. Other benefits include a new lease of 149 years upon completion, double glazed windows, own front and rear gardens, no service charge and no upper chain.



- TWO BEDROOMS
- GROUND FLOOR
- MAISONETTE
- A NEW LEASE OF 149 YEARS UPON COMPLETION
- NO SERVICE CHARGE
- OWN FRONT AND REAR GARDENS
- NO UPPER CHAIN
- WALKING DISTANCE TO HAYES TOWN

**Botwell Crescent
Hayes
UB3 2BE**

Price Guide: £305,000



Accommodation

The accommodation briefly comprises own front door opening the the entrance hall with an arch to the reception room. Doors to two bedrooms, the bathroom, the kitchen and a storage cupboard. The kitchen comprises wall and base level units, a sink and drainer, a 4 ring integrated electric hob with an overhead extractor hood. Integrated electric oven, there is space for a fridge/ freezer and a door to the rear garden.

Outside the property are front and rear gardens. The rear garden measures approx. 56 ft.

Leasehold - There will be a new lease on completion of 149 years

No service charge, Ground rent - £75 PA

London Borough of Hillingdon

Council tax band C - £1,735

EPC - D

