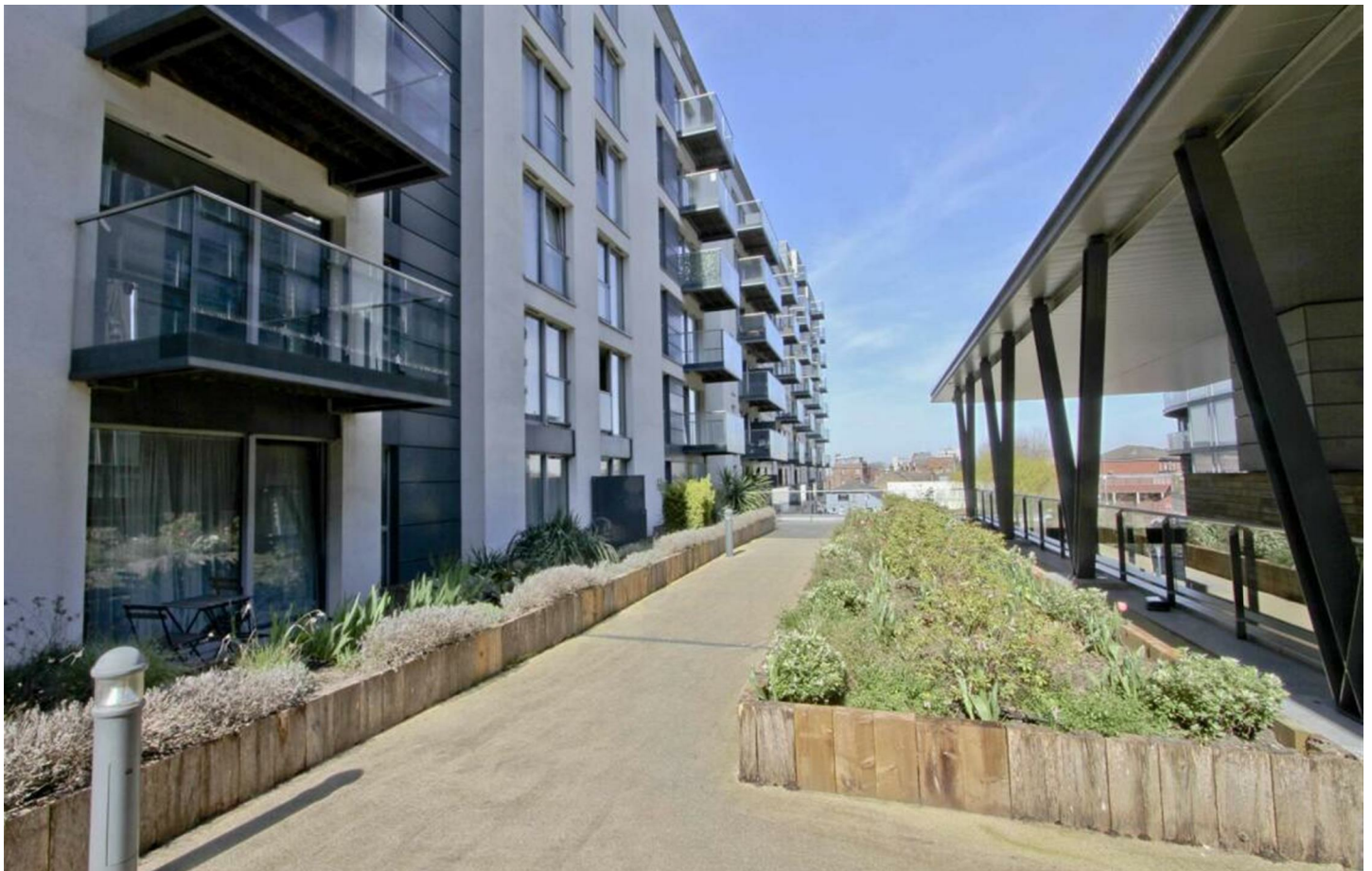




## Station Approach, Hayes By Auction £140,000

Council Tax: C

Tenure: Leasehold



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £140,000\* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Situated in the sought-after Vantage Building on Station Approach, this well-presented one-bedroom apartment offers modern living in the heart of Hayes, ideal for investors. This property is also being sold with a TENANT IN SITU with a rental figure being achieved of £1,350 per month / £16,200 per annum.

The property features a bright and spacious open-plan living area with a fully fitted kitchen, designed for both comfort and practicality. Large doors lead out to a private rear balcony, creating a seamless indoor-outdoor living space.

- One Bedroom Apartment
- Modern Bathroom
- Private Rear Balcony
- NO CHAIN
- Walking Distance to Local Amenities, Schools & Transport Link
- Open Plan Living
- Bedroom with Built-In Wardrobe
- Integrated Storage within the Apartment
- Residents' Gym, Communal Gardens & Secure Entry System
- EPC Rating: B/Council Tax: C

