



**Aubrey Court Dawley Road, Hayes UB3 1LT**

**welcome to**

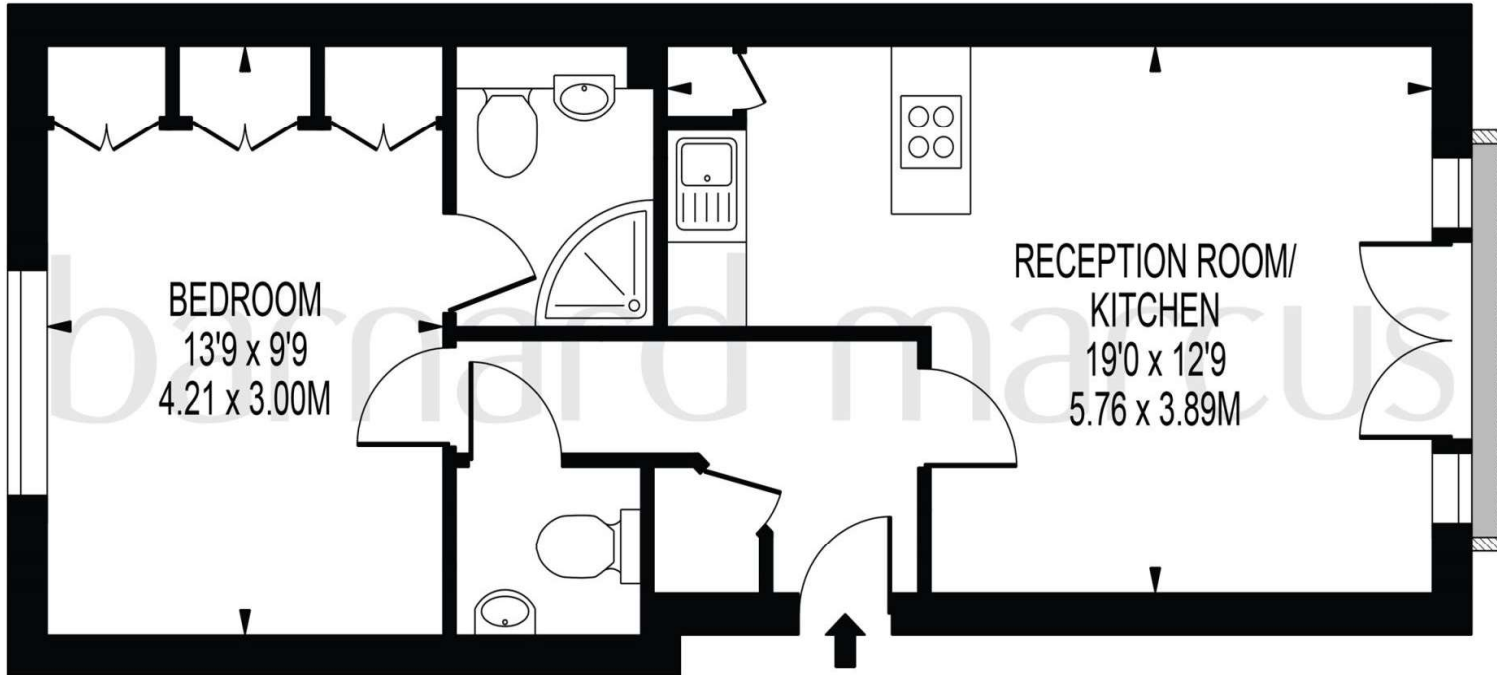
**Aubrey Court Dawley Road, Hayes**

**\*\*BUY TO LET INVESTORS ONLY\*\*TO BE SOLD WITH TENANTS IN SITU\*\*. A well presented one bedroom first floor apartment located on the ever so popular Dawley Road, Hayes. **\*\*Current tenancy contract until May 2026\*\*****



# AUBREY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 455 SQ FT - 42.30 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Sold with no onward chain, this well presented one bedroom first floor apartment located on Dawley Road is the ideal buy to let investment. Benefits include an open planned living and kitchen area, a three piece ensuite to the master bedroom as well as an additional separate WC. The property also benefits from allocated a parking space.

Hayes is located in West London and is within close proximity to the likes of Heathrow, Hillingdon Hospital and Stockley Park. Hayes is a busy, thriving and upcoming Town consisting of an expansive High Street which briefly includes local shops, restaurants and amenities. Hayes & Harlington Train Station provides fantastic access into Central London, with London Paddington being only 21 minutes away. Hayes & Harlington benefits from being on the Elizabeth Line, which provides direct access into Stratford & Canary Wharf and is ideal for commuters. Hayes also benefits from the A312 Hayes Bypass providing access to the A40, M25, M4, Heathrow & the West. Finally, Hayes hosts a great number of Primary Schools, Secondary Schools and Colleges, including Yeading Junior School, Barnhill Community High School and Rosedale College.

welcome to

## Aubrey Court Dawley Road, Hayes

- BUY TO LET INVESTORS ONLY
- SOLD WITH TENANTS IN SITU
- ALLOCATED PARKING SPACE
- WELL PRESENTED THROUGHOUT
- 0.8 MILES TO HAYES & HARLINGTON TRAIN STATION
- CLOSE TO HAYES TOWN HIGH STREET
- MULTIPLE BUS ROUTES
- CLOSE TO HEATHROW AIRPORT

Tenure: Leasehold EPC Rating: B

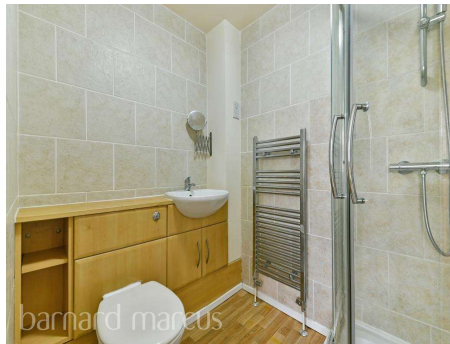
Council Tax Band: C Service Charge: 2239.52

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113013](https://www.barnardmarcus.co.uk/Property/FEL113013)



Property Ref:  
FEL113013 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)