charrison davis

Gainsborough Road, Hayes, UB4 8PT

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS 2 BEDROOM PURPOSE BUILT 1ST FLOOR FLAT WITH 122 YEARS LEASE, SITUATED WITHIN A MODERN AND STYLISH DEVELOPMENT.

The property has an entry phone system and carpeted communal entrance and stairs to the 1st and 2nd floors. The flat has an entrance hall with doors to all rooms, economy 7 electric heating, double glazed windows, good sized lounge/diner, separate kitchen, 2 bedrooms and a modern shower room/toilet. Outside has pretty communal and lawned gardens plus a residence private car park with an allocated space. Positioned within easy reach of well-regarded primary and secondary schools, convenient bus links via Charville Lane, providing direct access to Kingshill Avenue shopping parade, with its variety of shops, amenities, and further connections to the Uxbridge Road. Excellent access to major road networks including the A312 and A40, offering quick routes to the M40, M25, and both central and outer London

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Asking Price £285,000

Tel: 020 8573 9922 Fax: 020 8569 3495
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

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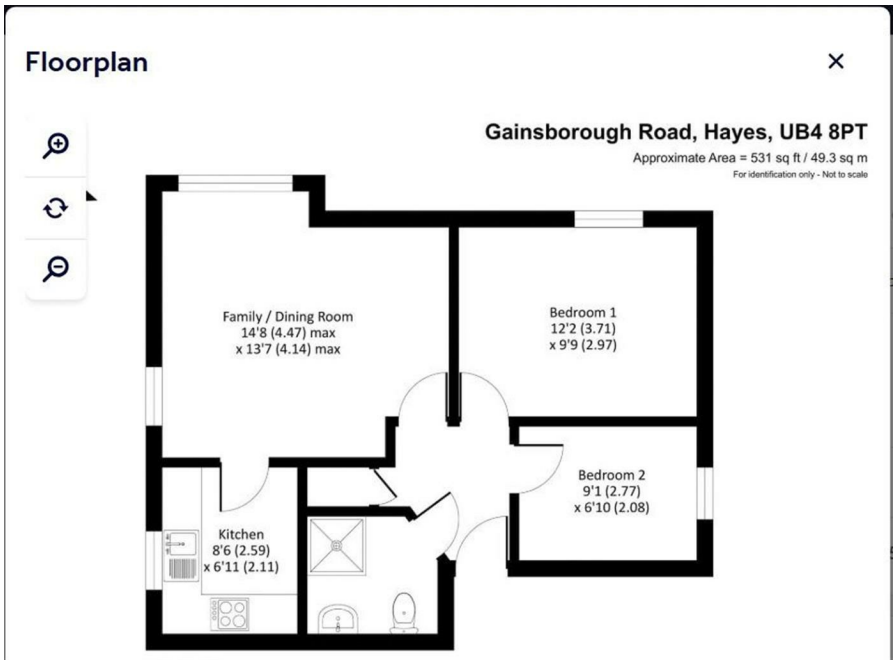

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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

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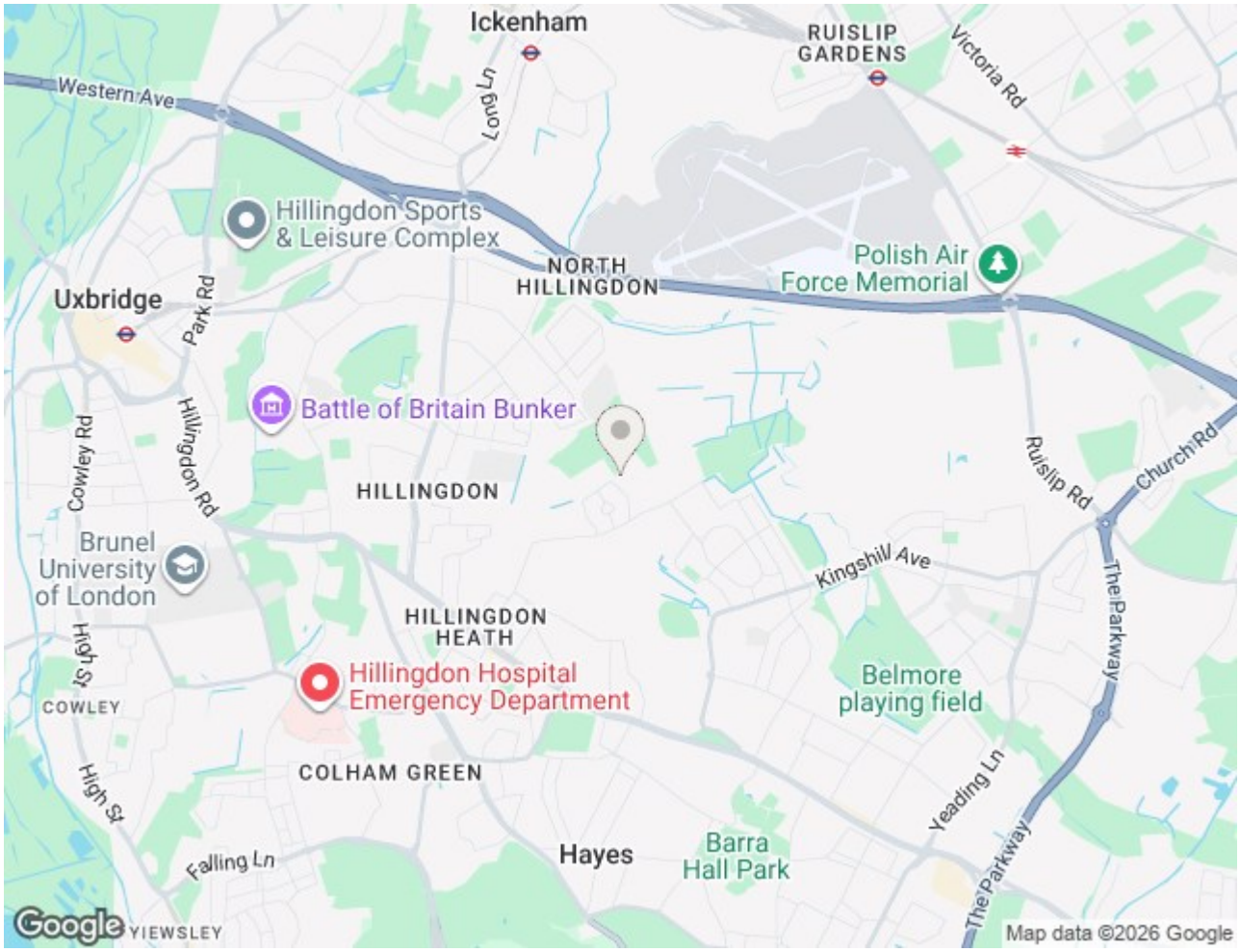
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