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Warren Close, Hayes, UB4 0XU

CHARRISON DAVIS OFFER FOR SALE THIS MODERN STYLE PURPOSE BUILT 1 BEDROOM FIRST FLOOR FLAT LOCATED WITHIN A SPACIOUS DEVELOPMENT SET BACK FROM YEADING LANE.
This property has a long lease and 2 allocated parking spaces within the residence private car park.
With gas central heating and double glazed windows the property has a communal entrance hall with entry phone system and stairs to the 1st and 2nd floors. Your entrance door opens into a hallway with doors to all rooms, lounge, 10' fitted kitchen, double bedroom and a modern bathroom all providing contemporary style living space which in all honesty would benefit from some internal redecoration.
Warren Close is ideally positioned just off Yeading Lane, providing easy access to local shops, supermarkets, schools and everyday amenities. Regular bus routes along Yeading Lane and the Uxbridge Road, provide convenient connections to Hayes, Southall, Heathrow, Northolt and Uxbridge, while Hayes & Harlington Elizabeth Line station offers excellent links into Central London.
RECOMMENDED AS AN EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Guide Price £220,000

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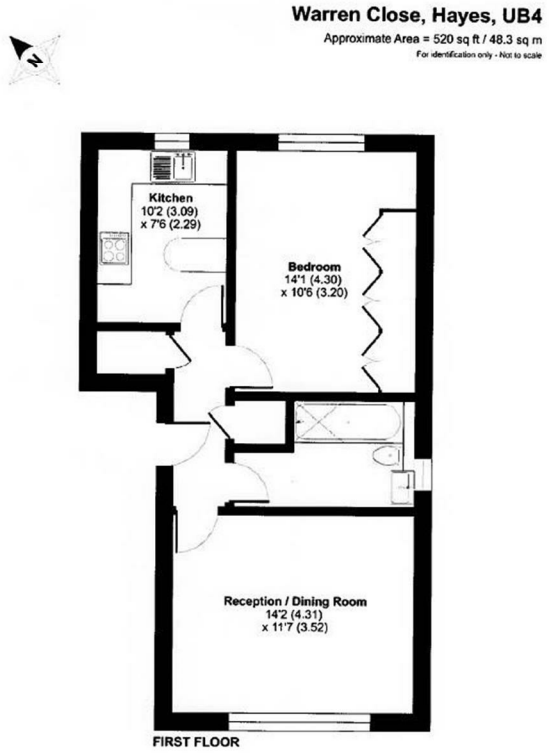
Floor Plan 1



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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	79
(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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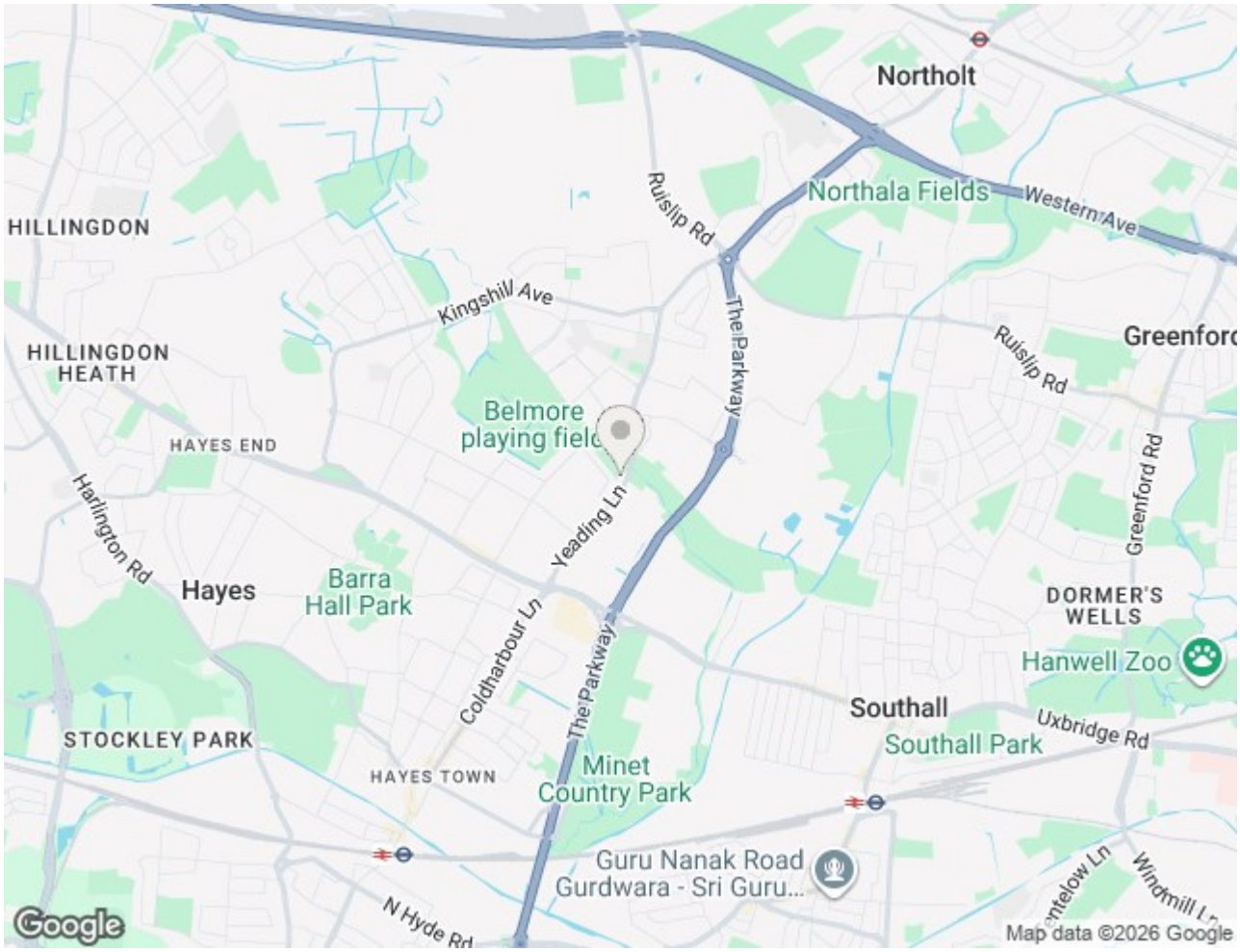
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