



Gainsborough Road, Hayes, UB4 8NZ

- One-bedroom first-floor maisonette
- Generous double bedroom
- Well presented throughout
- Modern fitted kitchen with ample storage
- Contemporary bathroom
- Bright interiors with excellent natural light

Asking Price £225,000



Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

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Description

Offering an excellent balance of space and practicality, the property features bright, comfortable and well-proportioned accommodation throughout.

Accommodation

The property is accessed via its own entrance, with stairs rising to the first-floor accommodation. The entrance hall has built in storage and access to the loft space, the spacious reception room provides ample room for both seating and a dining areas, while a large window allows for plenty of natural light.

The separate kitchen is fitted with a good range of contemporary wood-effect cabinetry complemented by contrasting work surfaces, tiled splashbacks and integrated cooking appliances, with further space for freestanding appliances.

The bedroom is a comfortable double with plenty of room for additional furniture, while the bathroom is finished in a clean, contemporary style with a white three-piece suite, tiled walls and shower over the bath.

Situation

Gainsborough Road is conveniently positioned for the amenities of Hayes and the surrounding area, with a selection of local shops, schools and everyday facilities within easy reach. Hayes & Harlington station provides Elizabeth Line services towards Central London and Heathrow, while the A312, A40, M4 and M25 provide convenient road connections across West London and beyond.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: B

EPC rating: C

Lease term: 143 years remaining

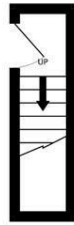
Service charge: £700 per annum

Ground rent: £0

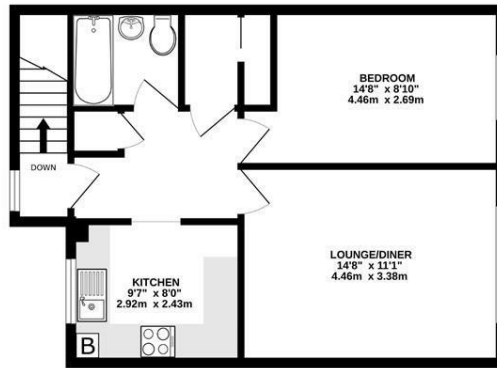
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
11,161 sq ft (1,031 sq m) approx.



1ST FLOOR
127 sq ft (11.7 sq m) approx.



TOTAL FLOOR AREA: 565 sq ft (52.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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