

CGI of the building

FOR SALE · 7TH FLOOR APARTMENT

Station Road

Hayes · UB3

Offers in Region of

£165,000

CASH BUYERS ONLY

HILTONS ESTATES

1	1	323	C
BEDROOM	SHOWER ROOM	SQ FT	EPC RATING

The Property

DESCRIPTION

Cash buyers only. Hiltons Estates brings to the market this 7th floor luxury apartment ideally located in Hayes, UB3. The property comprises an open plan living/kitchen/diner, with access to the bedroom, and a modern, spacious shower room. There is a Juliet balcony, lift access, and an allocated parking space included. Held on a long lease with 991 years remaining, it makes an ideal city-connected home or investment.

KEY FEATURES

- Cash buyers only
- 7th floor with lift access
- Open plan living/kitchen/diner
- Juliet balcony
- Allocated parking space
- Leasehold – 991 years remaining



LIVING / KITCHEN

Shower Room & Location



SHOWER ROOM

LOCATION

Conveniently sited close to Hayes Town, offering an ample array of local amenities as well as supermarkets within walking distance. The apartment is a stone's throw from Hayes & Harlington Station, connecting commuters to the City, as well as the M4 and A40. Reputable local schools also fall within close proximity to the property.

- Hayes & Harlington Station
- Supermarkets within walking distance
- Direct links to the City
- Hayes Town Centre
- Easy access to the M4 & A40
- Reputable local schools

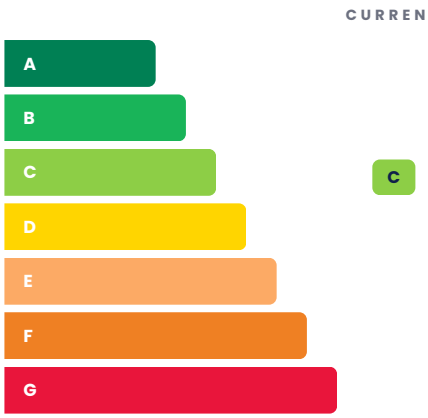
323	7th	991	1
SQ FT	FLOOR · LIFT ACCESS	YEARS REMAINING	ALLOCATED PARKING SPACE

Floor Plan & Information



RECEPTION/KITCHEN · BEDROOM · SHOWER ROOM · LOBBY · 323 SQ FT (30 M²)

ENERGY PERFORMANCE



Arrange a Viewing

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TENURE	SERVICE CHARGE	GROUND RENT
Leasehold (991 Years)	**£3,650 per year**	**£250 per year**
PURCHASE	EST. RENTAL INCOME	NEAREST STATION
Cash Buyers Only	**£1,350 pcm (9.82% yield)**	**Hayes & Harlington**

AGENTS NOTE These particulars are provided for guidance purposes only and do not form part of any offer or contract. All measurements, floor plans and photographs are approximate and for illustration only. Services, systems and appliances have not been tested, and no warranty is given as to their condition or operability. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of each statement.