

AKS  
ESTATES



Tollgate Drive  
Hayes

£239,950

Leasehold

\*\*\*LEASE IN EXCESS OF 900 YEARS\*\*\*

Nestled in the desirable area of Tollgate Drive, Hayes, this charming one bedroom ground floor flat offers a perfect blend of modern living and serene surroundings. This purpose built property, is ideal for first time buyers or those seeking a low maintenance lifestyle.

As you enter the flat, you are welcomed into a bright and airy reception room, which provides a comfortable space for relaxation. The well appointed bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this property is its picturesque view overlooking the Grand Union Canal, providing a tranquil backdrop for your daily life. The flat also benefits from an allocated parking space, ensuring that you have a secure and convenient place for your vehicle.



# Tollgate Drive, Hayes

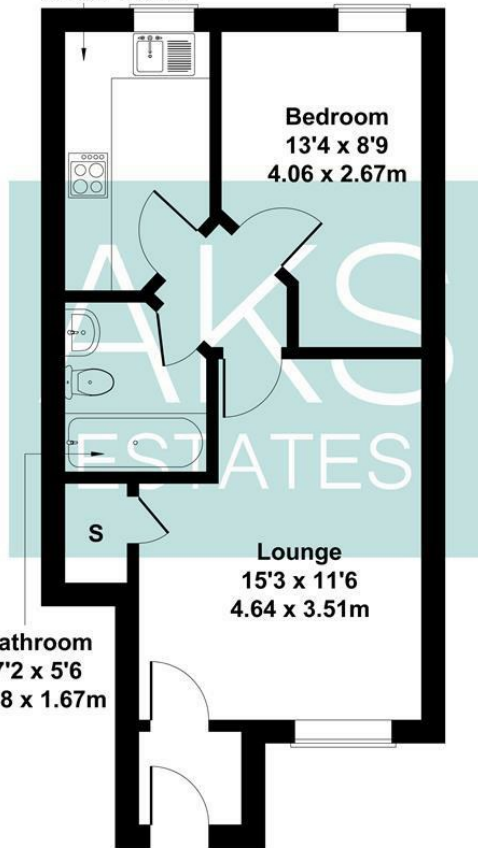
Approximate Gross Internal Area  
441 sq ft - 41 sq m

Kitchen  
10'11 x 6'1  
3.33 x 1.86m

Bedroom  
13'4 x 8'9  
4.06 x 2.67m

Bathroom  
7'2 x 5'6  
2.18 x 1.67m

Lounge  
15'3 x 11'6  
4.64 x 3.51m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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