

Marshall Drive

North Hayes • Middlesex • UB4 0SN
Offers In Excess Of: £325,000



coopers
est 1986

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A two bedroom first floor, split level maisonette that is well laid out and benefits from generously proportioned rooms throughout. The property comprises of a private front door leading into a hallway with stairs to the first floor landing, 20ft living room and 10ft modern kitchen. To the second floor there is an 11ft master bedroom with fitted wardrobes, 11ft second bedroom, utility room and family bathroom. Outside the property there is a private front garden.

Two bedroom maisonette

North Hayes

20ft living room

10ft kitchen

11ft bedroom

Utility room

Close to local amenities

Great transport links

145 year lease

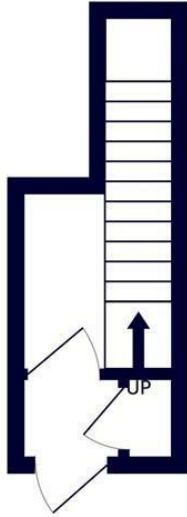
Private front garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

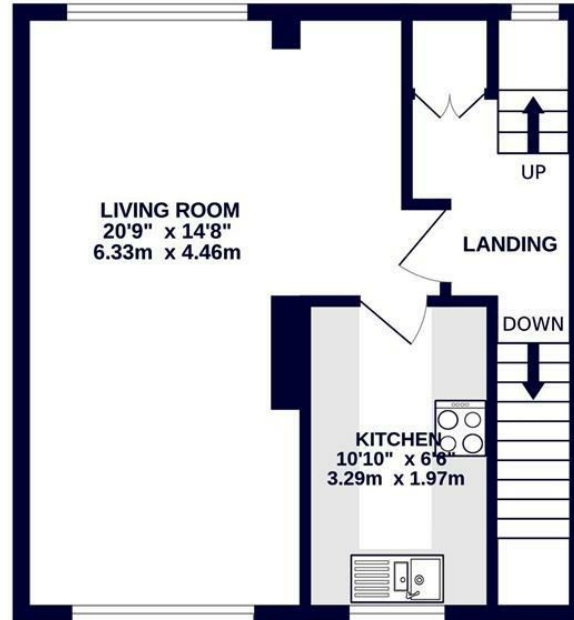




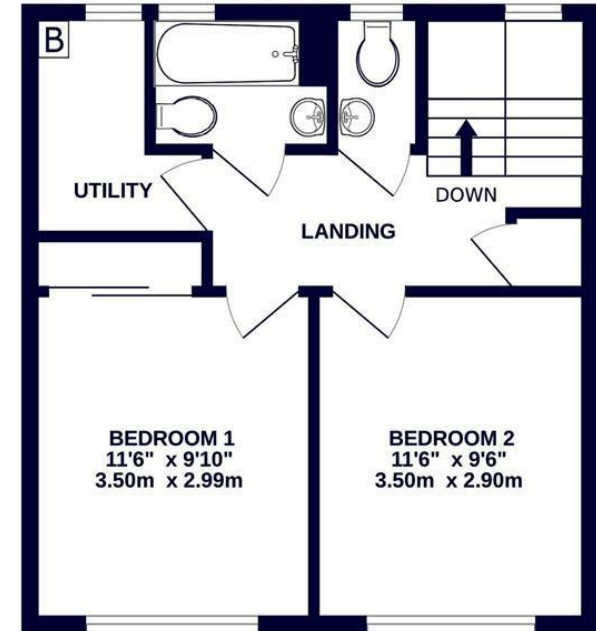
GROUND FLOOR
72 sq.ft. (6.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Below average energy efficiency - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
Not energy efficient - higher running costs		75	79

England & Wales
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.