



Landseer Court, Raeburn Road, , Hayes, Middlesex, UB4 8PL

- First Floor Maisonette
- NO CHAIN!
- Modern Fitted Kitchen
- 14ft Reception Room
- EPC Rating C
- One Bedroom w/ Fitted Wardrobes
- Private Balcony w/ Large Storage Space
- Three Piece Bathroom Suite
- Perfect First Time Buy or Buy To Let Investment
- Council Tax Band B

£230,000



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DESCRIPTION

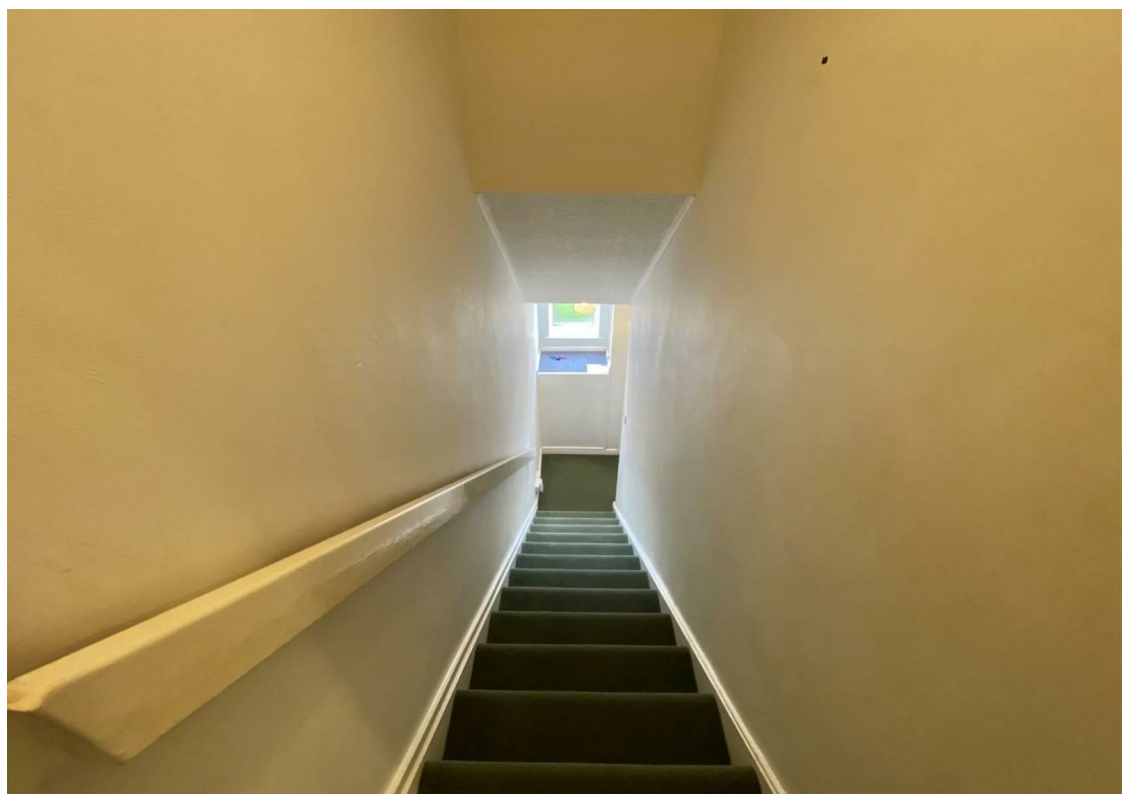
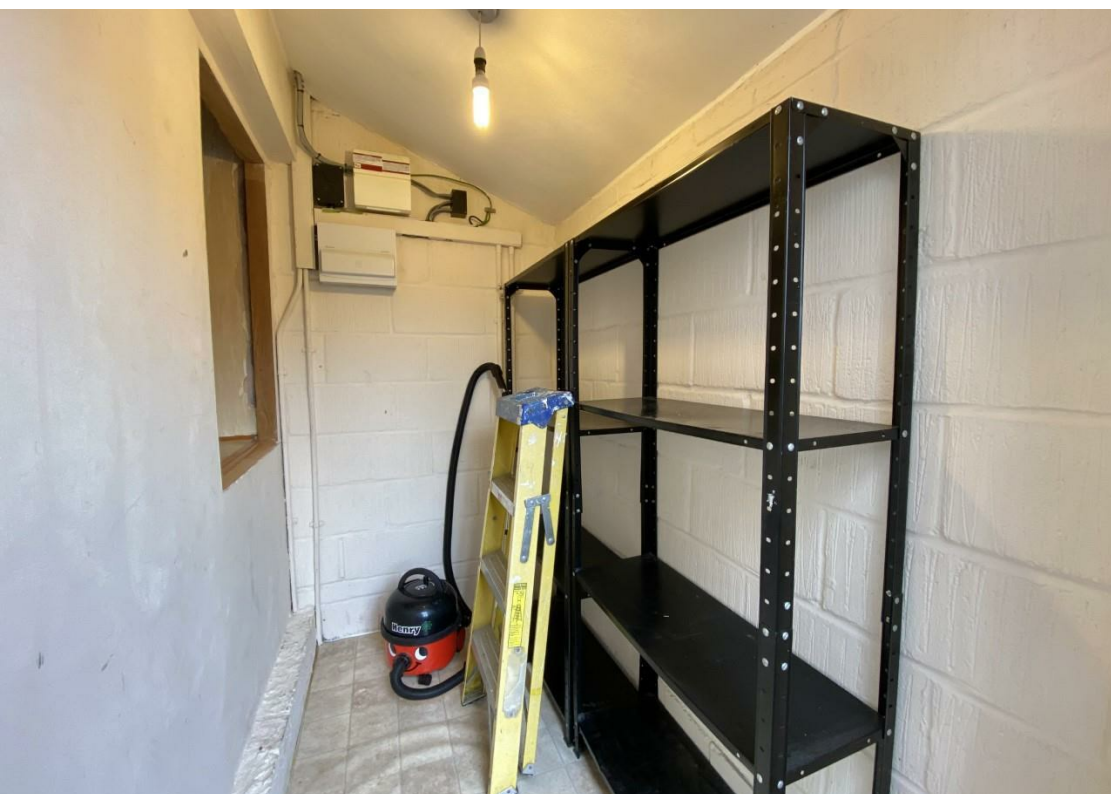
Brought to the market in Landseer Court on Raeburn Road, North Hayes is this well presented, one bedroom, first floor maisonette.

The property has the benefit of having NO ONWARD CHAIN, low maintenance charges per month and is a perfect first time buy or buy to let investment with a potential gross yield of 5.1%.

The property comprises entrance hall with storage, 12ft double bedroom, modern fitted kitchen with pantry, modern bathroom suite, 14ft reception room and a private balcony with an additional large storage facility. Externally the property has parking on street with no restrictions.

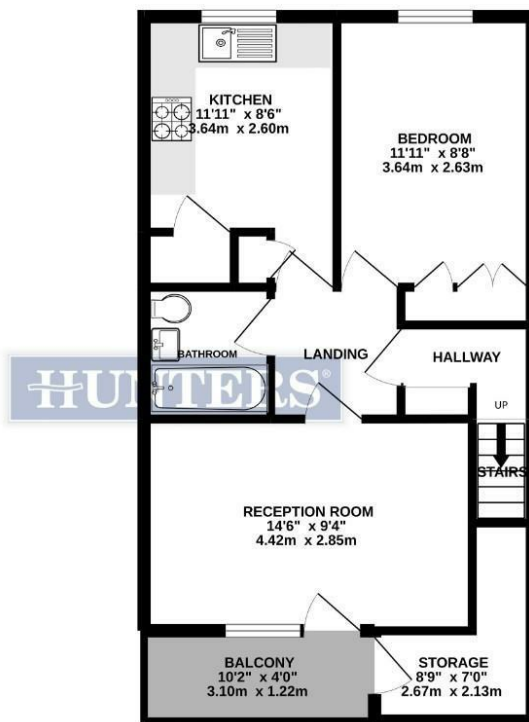
Landseer Court is situated in North Hayes just off Charville Lane. The property is within close proximity to Kingshill Avenue parade, Uxbridge Road, bus links and local schools.





GROUND FLOOR
37 sq ft. (3.3 sq m.) approx.

FIRST FLOOR
493 sq ft. (45.6 sq m.) approx.



TOTAL FLOOR AREA: 531 sq ft. (49.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made valid Metropix 02022

Viewings

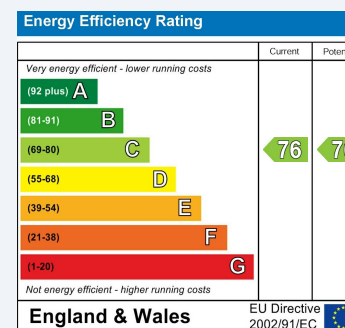
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.