Western Road, , Southall, UB2 5JL

- One Bedroom
- Fantastic Condition
- Modern Fitted Kitchens & Bathrooms
- Lease Over 110 Years
- Council Tax Band B
- Second Floor Flat
- Open Plan Living
- Communal Gardens
- EPC Rating B
- Great for First Time Buyers & Investors

HUNTERS®
HERE TO GET *you* THERE

Offers In Excess Of £210,000

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DESCRIPTION

Nestled on the vibrant Western Road in Southall, this charming flat offers a delightful living experience in a bustling community. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom provides a cosy retreat, ideal for restful nights. The bathroom is conveniently located, ensuring ease of access for daily routines.

This flat is an excellent choice for individuals or couples seeking a comfortable home in a lively area. Southall is known for its rich cultural diversity, with an array of shops, restaurants, and local amenities just a stone's throw away. The excellent transport links make commuting to central London and beyond a breeze, enhancing the appeal of this property.

Whether you are a first-time buyer or looking to invest, this flat on Western Road presents a wonderful opportunity to enjoy modern living in a vibrant neighbourhood. Don't miss the chance to make this lovely flat your new home.

KEY FEATURES:

- Secure Investment: Substantial £115k sinking fund in place
- Prime location of flat within the building with no adjoining flats
- 10 Min Walk to Elizabeth Line
- 13-15 Min to Central London via Elizabeth Line
- 8-10 Min to Heathrow Airport via Elizabeth Line
- EPC Rating: B
- Underfloor Heating System
- Large Well Maintained Communal Garden
- Video entry system
- Chain Free - stress free move
- Excellent bus and rail links
- Modern kitchen with appliances
- Secure bike storage room

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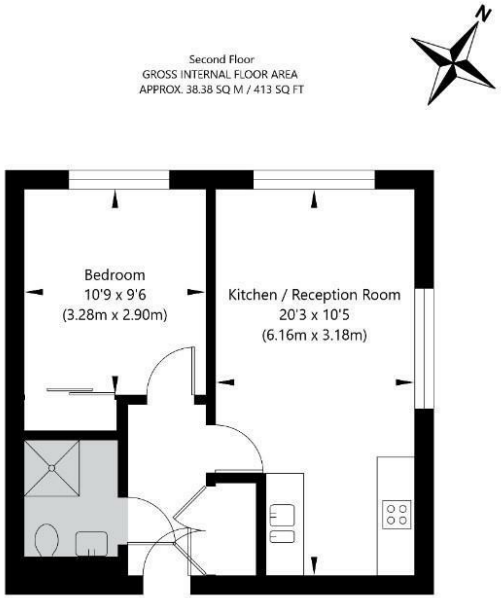

APPROXIMATE GROSS INTERNAL FLOOR AREA 38.38 SQ M / 413 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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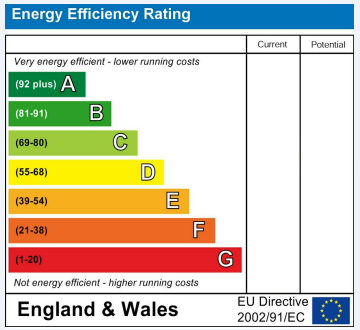
ENERGY PERFORMANCE CERTIFICATE

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.

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.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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