



Bath Road, Hayes

- 1 Bedroom Flat
- Excellent Condition
- Close To Heathrow Airport
- 12% Gross Yield
- Ground Rent - £450.00 Per Annum

- Ground Floor
- 89 Year Lease Remaining
- Sold With Tenant In Situ - £15,600
- Service Charge - £1,500 Per Annum
- EPC:D

By Auction £120,000

Tenure: Leasehold

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Bath Road, Hayes

DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE
£120,000 * BIDDING CLOSES (TBC)* FEES APPLY *
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AUCTIONS

A fantastic investment opportunity to purchase this well-presented one-bedroom ground-floor flat in Hayes, conveniently located close to Heathrow Airport. The property is offered for sale via traditional auction.

The property is in excellent condition and comprises a separate bedroom, a separate bathroom and an open-plan kitchen and living area, providing a practical and comfortable living space.

The property is being sold with the tenant in situ, currently paying £1,300 per calendar month, generating an annual rental income of £15,600 which represents an attractive gross rental yield of approximately 12%, making it an excellent opportunity for investors looking to acquire an income-producing property in a convenient location close to Heathrow Airport.

Viewings are highly recommended to fully appreciate the condition and investment potential this property has to offer.

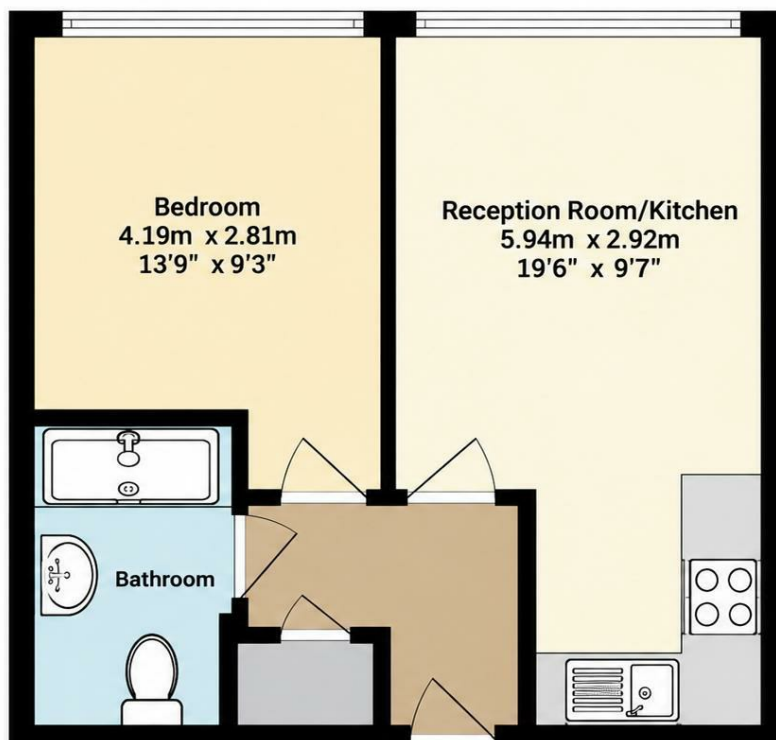
For further information or to arrange a viewing, please get in touch.



Council Tax:

GROUND FLOOR

34.0 sq.m. (366 sq.ft.) approx.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



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