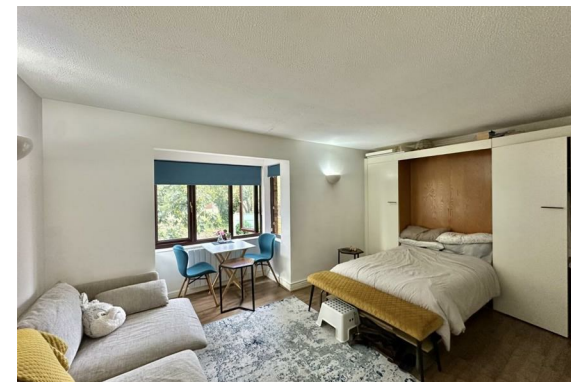




Pikestone Close, Hayes, UB4 9QT

- Studio Flat
- Allocated Parking Space
- Modern Fitted Kitchen
- Great for First Time Buyers
- EPC Rating D / Council Tax Band B
- First Floor
- Fitted Wardrobes
- Modern Shower Suite
- Communal Gardens
- NO CHAIN!

Asking Price £170,000



Pikestone Close, Hayes, UB4 9QT

DESCRIPTION

Situated in Pikestone Close in Yeading is this first floor, studio apartment being offered for sale with NO CHAIN. The property is great for first time buyers looking to step onto the property ladder or a buy to let investor looking for a long term investment offering a gross yield in the region of 7.7%.

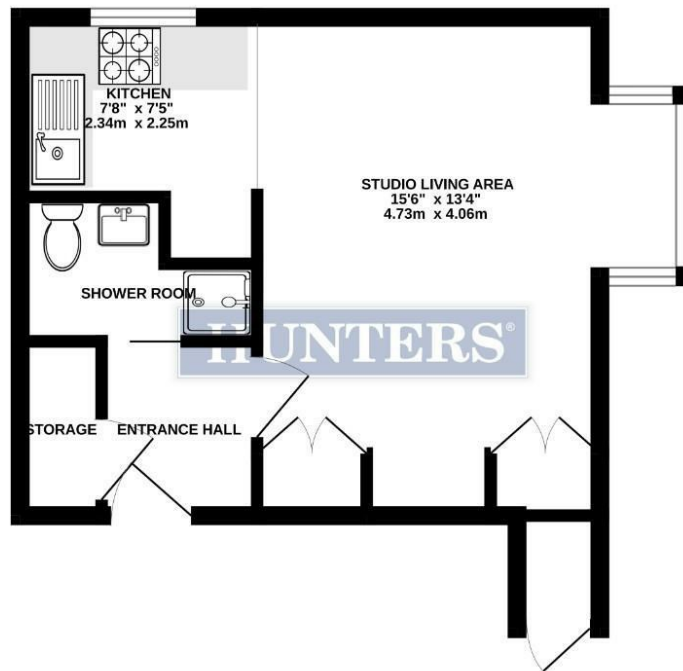
The property currently comprises entrance hall with storage unit, modern shower suite, studio living area with fitted wardrobes and pull down bed and a modern fitted kitchen. There are also further benefits which include a large loft storage, separate storage unit in the communal hall, communal gardens to the rear and an allocated parking space. The property has recently had its lease renewed, now at 172 years.

Situated in a popular residential cul-de-sac in Yeading, Pikestone Close is ideally positioned for convenient access to a range of local amenities, schools and transport links. The property is within easy reach of Hayes, Southall and Hillingdon, with a variety of shops, supermarkets, restaurants and everyday facilities available nearby. Excellent transport connections provide easy access to surrounding areas, with Hayes & Harlington Station offering Elizabeth line services into Central London and Heathrow. The area also benefits from a number of local parks and green spaces, making it a practical and well-connected location for families, commuters and first-time buyers alike.





FIRST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 304 sq.ft. (28.2 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 with: Microplan 6.0.0.28

Viewings

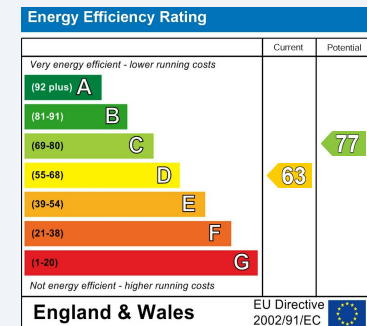
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.