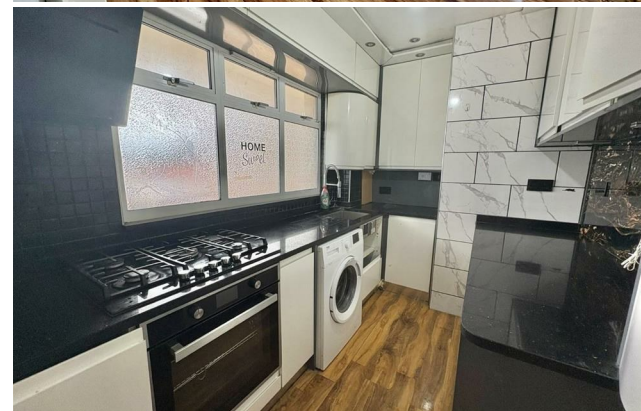




Bourne Avenue, Hayes

- Master Double Bedroom
- Modern Fitted Kitchen
- Three Piece Bathroom
- Communal gardens
- Generous Loft Storage
- Second Floor Flat
- Private Balcony
- Double Glazed Throughout
- Gas Central Heating
- EPC Rating C

Asking Price £230,000

Tenure: Leasehold

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Bourne Avenue, Hayes

DESCRIPTION

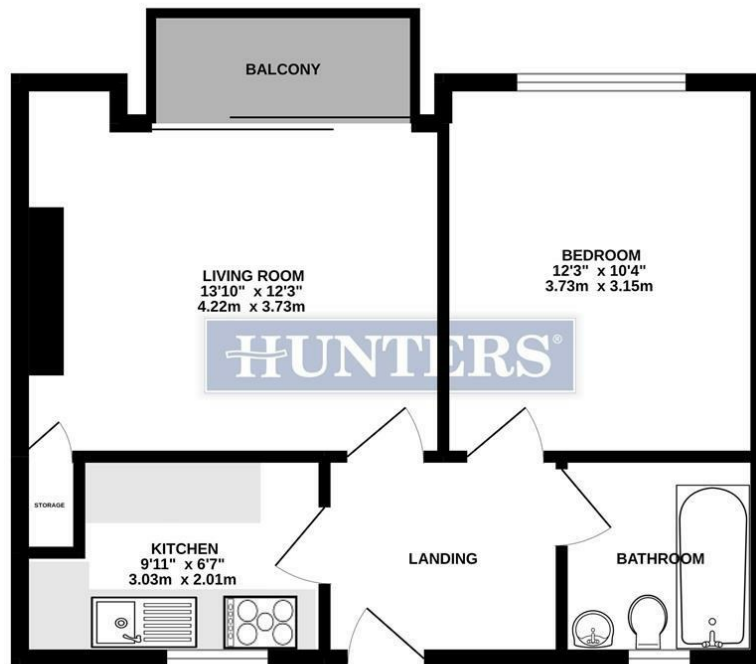
Hunters Estate Agents are delighted to offer for sale this spacious and modern one bedroom flat in South Hayes. The property is within close proximity to local amenities, transport links and schools and is a ideal first time purchase or long term investment with a potential gross yield of 7%.

The property comprises entrance hall, modern fitted kitchen and includes a five hob gas cooker, instant hot water tap and integrated LED lighting, large reception room with sliding doors to a private balcony, double bedroom with fitted wardrobes, three piece bathroom suite and ample storage throughout including the large loft space.

Bourne Avenue is situated in South Hayes and is within close proximity to local amenities, transport links, schools and the newly opened Elizabeth Line. Access to the A312/A40/M4 motorway links are within easy reach along with Heathrow Airport, Stockley Business Park and Hayes Town.



Council Tax: B



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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 is given as to their operability or efficiency can be given.

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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>



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	63	63	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	67	78
England & Wales EU Directive 2002/91/EC 			England & Wales 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

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