







Langthorne House, Croyde Avenue, Hayes

Tenure: Leasehold

- Two Bedrooms
- No Chain
- Balcony
- Close Proximity to Transport Links
- First Floor Flat
- Blank Canvas
- Communal Gardens
- Great First Time Purchase Opportunity

Asking Price £295,000

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Langthorne House, Croyde Avenue, Hayes

DESCRIPTION

Situated in Langthorne House on Croyde Avenue, is this first floor flat being offered for sale with NO ONWARD CHAIN. The property is great for first time buyers looking to step onto the property ladder or long term buy to let landlords with this property offering a potential gross yield in the region of 7%.

The property comprises entrance hall, large reception room with balcony, two bedrooms, separate bathroom and separate kitchen. The property also had some integrated storage cupboards within the property. Outside, there is parking available on the street and communal gardens for residents.

Croyde Avenue is situated in South Hayes and is within close proximity to local schools, transport links and amenities. You are a short drive and distance from Hayes Town along with the A312/A40 dual carriageway links. Lastly, the Elizabeth Line is within commuting range now providing greater access into London.

Leasehold 82 Years Remaining

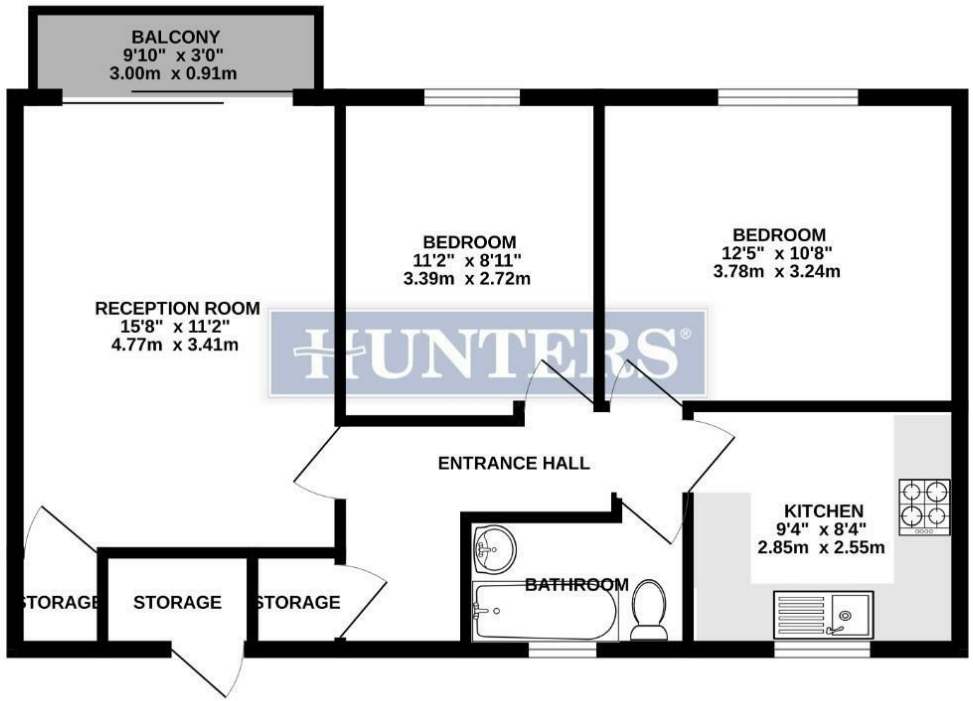








FIRST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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 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

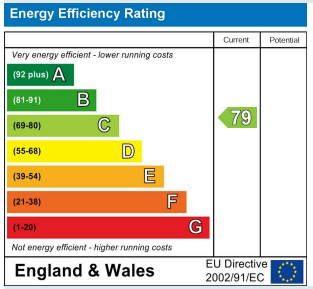
The Property Ombudsman

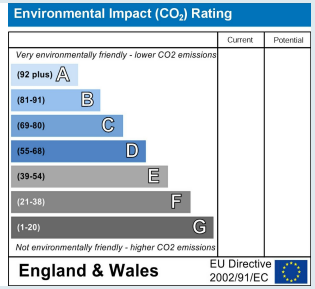
APPROVED CODE
TRADINGSTANDARDS.UK

Council Tax:

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

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