



Canalside Gardens, Southall, UB2 5TJ

- One Bedroom
- No Chain
- Two Balconies
- Great First Time Buy
- EPC Rating B / Council Tax Band C
- Ground Floor
- Open Plan Living
- Vacant Possession
- Long Term Rental Investment (Gross Yield 9%)
- Viewings Advised

Asking Price £160,000



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DESCRIPTION

A ground floor, one bedroom flat on Canalside Gardens being offered for sale with NO ONWARD CHAIN. The property is ideal for first time buyers looking to take their first steps onto the property ladder or a buy to let investor with a gross potential yield of 9%.

The property comprises entrance hall, open plan living area incorporating a fitted kitchen, master bedroom and bathroom suite. There is internal storage cupboards also within the flat along with having two separate balconies off the reception room and bedroom area.

Canalside Gardens is located close to good schools, local shops, bus routes road networks and within easy reach of Southall (Crossrail) station.

Lease remaining 82 years
Service charge and ground rent is to be confirmed

EPC Rating: B/Council Tax Band: C



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Approximate Gross Internal Area
51.70 sq m / 556 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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>



Council Tax: C

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
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	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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HERE TO GET *you* THERE