



## Reid Close, Hayes Asking Price £240,000

Council Tax:                      Tenure: Leasehold



Situated on Reid Close, Hayes End is this great opportunity to acquire a two bedroom, ground floor flat being sold with NO ONWARD CHAIN. The property is great for a first time buyer looking to step onto the property ladder or a long term buy to let investment with a potential gross yield of 8%.

The property comprises entrance hall, separate shower suite, two double bedrooms, large reception room and a fitted kitchen. The property also provides ample storage units throughout. Outside the property has communal gardens for residents.

Reid Close is conveniently located close to a range of local amenities including shops, supermarkets, and everyday conveniences. Families will appreciate nearby schools such as Hayes Park School and Botwell House Catholic Primary School. For commuters, the property is well positioned near Hayes & Harlington Station (Elizabeth Line), offering fast connections into Central London, as well as easy access to the A312, A40, and Heathrow Airport.

- Two Bedroom
- Large Reception Room
- Blank Canvas
- Communal Gardens
- Council Tax Band C
- Ground Floor Flat
- No Chain
- Long Lease Over 120 Years
- EPC Rating C
- Great Investment Opportunity or First Time Purchase

