



Westcombe Lodge Drive, Hayes

- Ground Floor Apartment
- No Chain
- Modern Bathroom Suite
- Cash Buyers Only
- Transport Links Nearby
- Over 55's Only
- Fitted Kitchen
- Residents Parking
- Communal Gardens
- EPC Rating C / Council Tax Band B

Asking Price £105,000

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Westcombe Lodge Drive, Hayes

DESCRIPTION

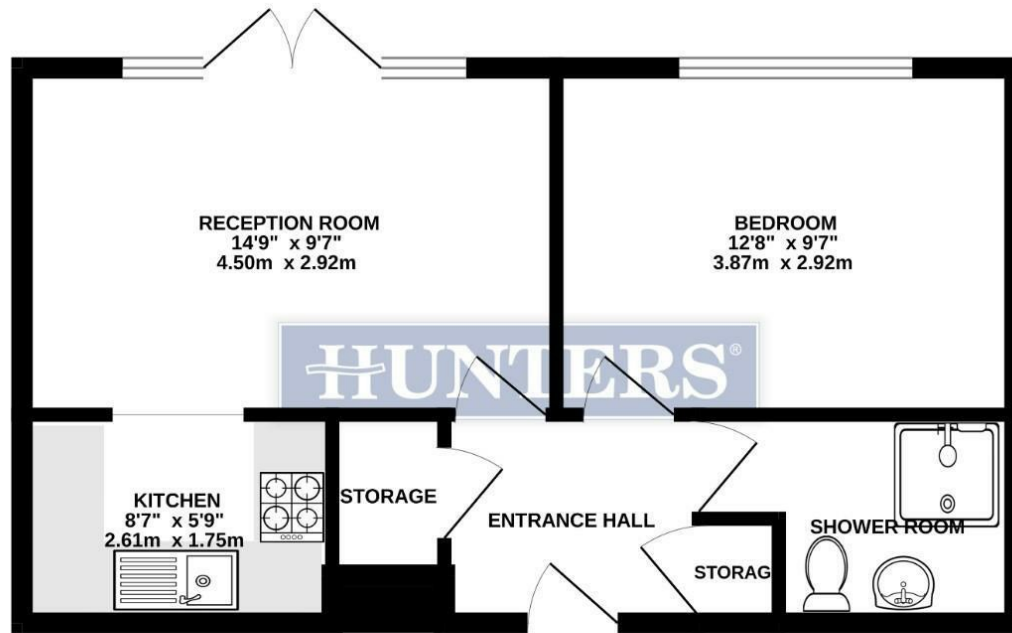
Brought to the market in Westcombe Lodge Drive, Hayes is this one bedroom ground floor flat offered for sale with no onward chain. This property is well positioned within the complex to have its access to the car park and separate entrance door.

The property comprises entrance hall, ample storage cupboards, modern shower room, large double bedroom, reception room and a modern fitted kitchen. Externally there are beautiful communal grounds and to the front of the development there is residents parking.

Westcombe Lodge Drive is situated off Uxbridge Road, Hayes End and is within close proximity to local transport links and amenities. Uxbridge Road provides access to other local areas and the A312/A40/M40 motorway links. Contact Hunters for an appointment to view on 0208 848 078.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.7 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>



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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