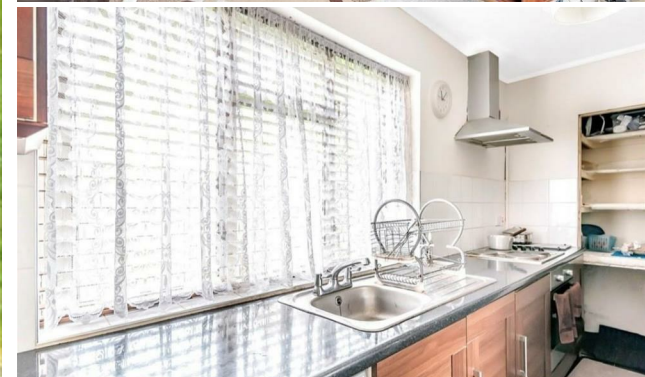
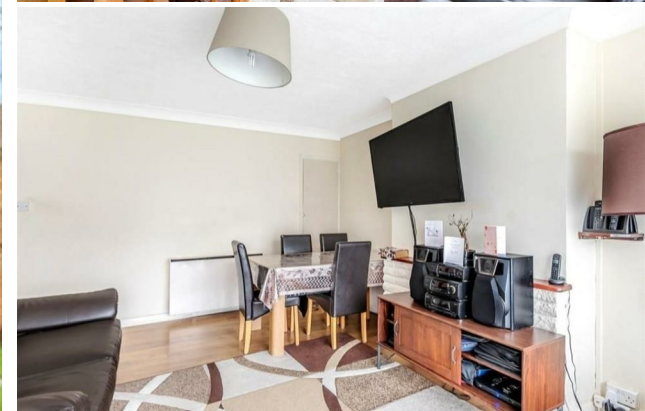




Bourne Avenue, Hayes

- Two Bedroom Ground Floor Flat
- Modern Fitted Kitchen
- Patio Doors leading to the Communal Gardens
- Local Schools and U4 Bus Route

- Living Room
- Bathroom
- 1.2 Miles (20 approx minutes walk) to Hayes and Harlington Station
- EPC Rating: E

Asking Price £295,000

Tenure: Leasehold

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Bourne Avenue, Hayes

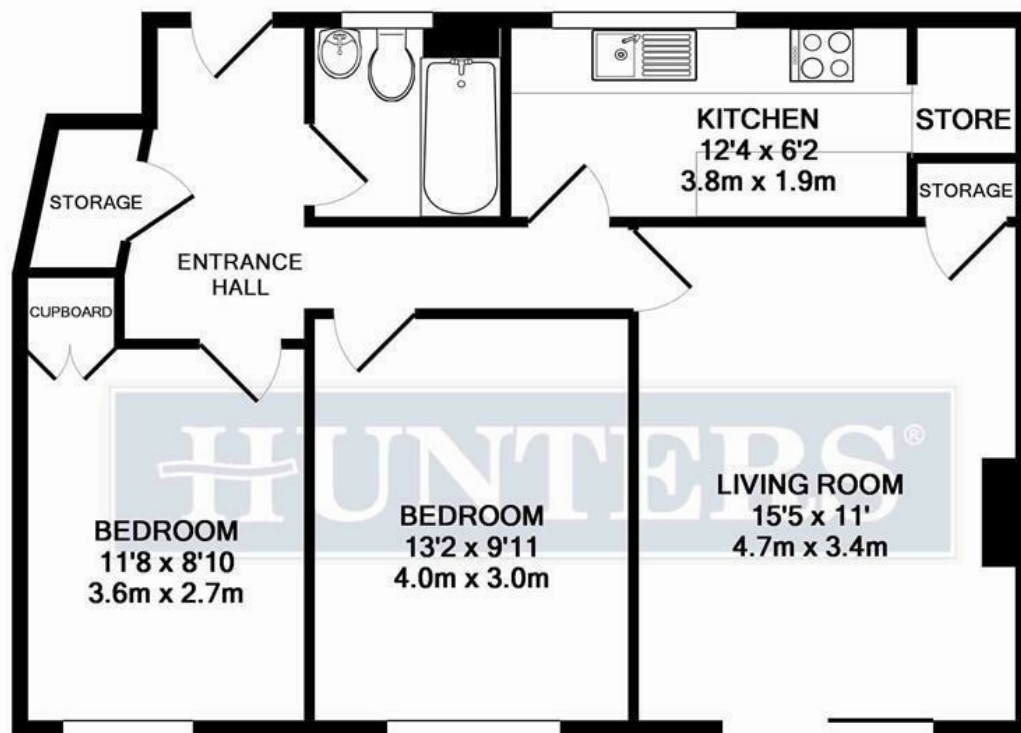
DESCRIPTION

NEW LEASE ON COMPLETION Situated in Bourne Avenue in South Hayes is this well presented, two bedroom, ground floor flat in Fairbourne House. The property is well positioned being a stones throw away from amenities and transport links and is perfect for first time buyers to long term buy to let investors.

The property comprises entrance hall, two double bedrooms, bathroom suite, fitted kitchen, large reception room and internal storage cupboards. Outside, the property has its own balcony along with communal grounds surrounding the building. Parking is available on street with no restrictions.

Bourne Avenue is situated in South Hayes and has great accessibility to amenities, transport links, schools and green space in the area. Further accessibility to Stockley Business Park and Heathrow Airport are also within easy reach. The A312/A40 motor/dual carriageway links are a short drive away and provide further access to surrounding areas.





TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

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. 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>



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.

Energy Efficiency Rating		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

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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