



Tollgate Drive, Hayes, UB4 0NW

- Ground Floor
- Allocated Parking
- Canalside Views
- Communal Gardens
- Ideal First Time Buy
- One Bedroom Flat
- Large Reception Room
- Long Lease
- Quiet Location
- Investment Opportunity - Potential 6.7% Gross Yield

Offers In Excess Of £250,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Nestled in the desirable area of Tollgate Drive, Hayes, this charming flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-proportioned bedroom that provides a peaceful retreat after a long day. The reception room is inviting and versatile, allowing for both relaxation and entertaining guests.

The flat also boasts a modern bathroom, designed with functionality in mind, ensuring that your daily routines are both efficient and enjoyable. The layout of the property maximises space, creating a warm and welcoming atmosphere throughout.

Situated in Hayes, this location benefits from excellent transport links, making it easy to commute to central London and beyond. Local amenities, including shops, cafes, and parks, are within easy reach, enhancing the appeal of this property for those seeking a vibrant community.

This flat is an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a well-connected area. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Do not miss the chance to make this delightful flat your new home.

Lease 972 years

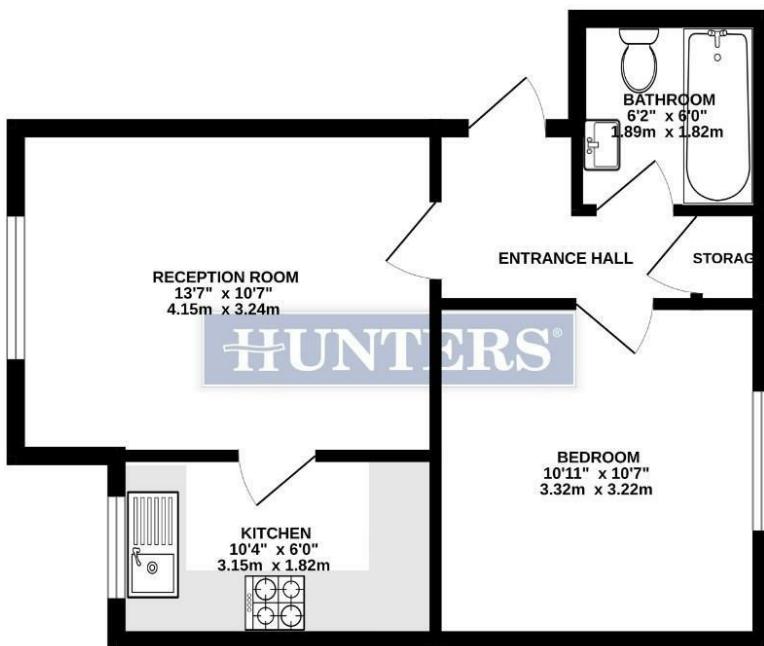
Service charge per year £1,500

Ground rent per year £250





GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 403 sq.ft. (37.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plan, dimensions, 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 fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrixpro (2205)

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.