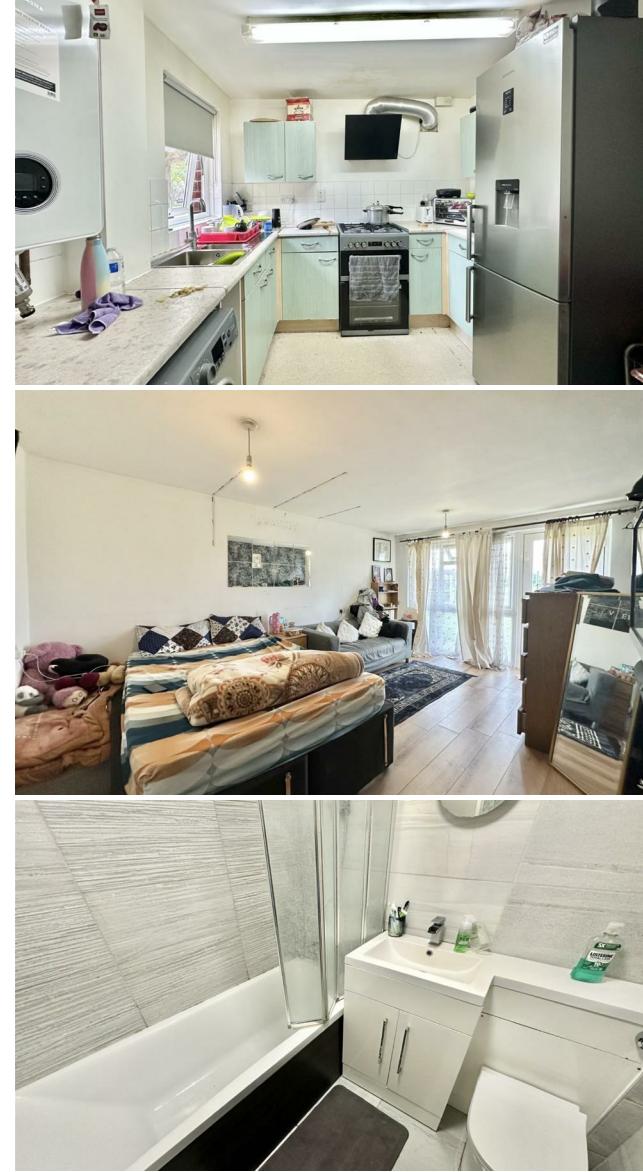




Albion Road, Hayes

- One Bedroom
- Large Reception Room
- Modern Bathroom Suite
- Parking Available
- Great First Time Buyer or Investment Opportunity
- Ground Floor Flat
- Large Fitted Kitchen
- Spacious Bedroom
- Direct Access to Communal Garden
- EPC Rating C

Asking Price £240,000



Tenure: Leasehold

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Albion Road, Hayes

DESCRIPTION

Situated on Albion Road, Hayes End is this spacious, ground floor flat being offered for sale in good condition throughout. The property is a great opportunity for a first time buyer to get onto the property ladder or a long term investor with a potential gross yield in the region of 7%.

The property comprises entrance hall, large fitted kitchen, modern bathroom suite, large reception room, good sized master bedroom and a storage facilities within the home. The lounge offers french doors with direct access into the communal gardens and to the front there is parking available for residents.

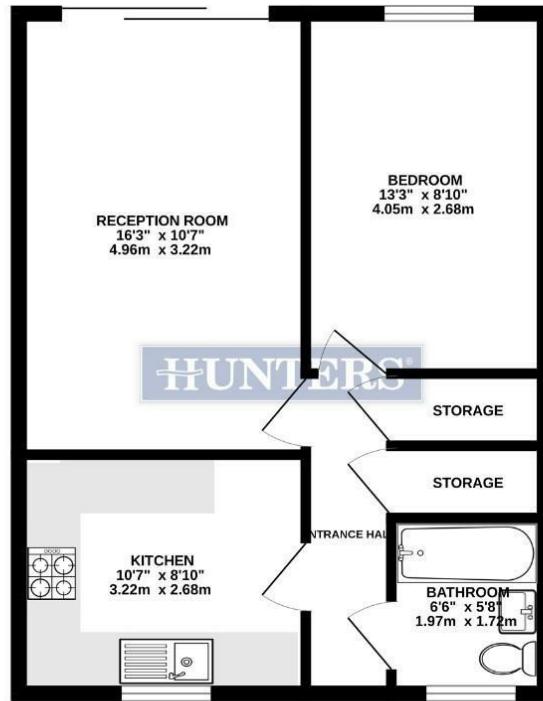
Albion Road is a quiet residential street in Hayes End with close proximity to the Uxbridge Road, local schools, parks, amenities and transport links. You are a short drive away from the dual carriageway and motorway links along with Heathrow Airport. Viewings are highly advised!

Lease 119 Years Remaining
Service Charge P/A: £320
Ground Rent P/A: £10



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

Council Tax:



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		

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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