

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Second Avenue

Hayes, UB3 2EH

£1,450 Per Month

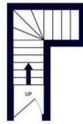


Area Map



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	
	68
	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-29) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 51.6 sq ft (478 sq m) approx.  
 We warrant that the floor area shown on this plan is a true and accurate representation of the floor area of the property as measured in accordance with the provisions of the Land and Property Survey Act 1989 and the Land and Property Survey Act 1996. This does not constitute a guarantee of the accuracy of the floor area shown on this plan. The floor area shown on this plan is for information only and should not be relied upon for any purpose other than for general information.

- First Floor
- Modern Bathroom Suite
- Fitted Kitchen
- Walking Distance to Hayes Town

- Maisonette
- One Bedroom
- Reception Room

- Off Street Parking
- Large Newly Landscaped Garden
- EPC Rating: D



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 OR LETTING?** If you are thinking of selling or letting 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.

