



- ONE Bedroom Ground Floor Flat
- Modern Residential Development
- Ideal 1st Buy or Investment
- Allocated Parking Space
- No Chain

- Security Door and Entryphone
- Easy Access to Transport
- Double Glazed Throughout
- Long Lease (131 Years remaining)

A Ground floor ONE bedroom flat in this modern residential development in the heart of Hayes Town. Conveniently located close to the Uxbridge Road and within easy reach of Uxbridge Town Centre offering a full range of amenities. Excellent bus routes close by, Hayes and Harlington (Main and Elizabeth Line) station just over a mile away.

Approached via a communal entrance hall with entry phone into an entrance vestibule providing access to three flats. Own front door to:- Hallway with spacious storage cupboard housing meters and further storage cupboard. Spacious lounge with two storage heaters, telephone point and TV point. Open plan to fitted kitchen with base, drawer and wall units, integrated fridge/freezer, washing machine, electric oven and hob with extractor over. Single drainer stainless sink unit, part tiled walls. tiled floor. Bedroom with storage heater, TV and telephone points. Bathroom with white suite comprising:- panelled bath, shower over, pedestal basin and w.c. Tiled floor, part tiled walls, heated towel rail, spotlights and window. Double glazing throughout. Communal grounds. Paved parking area with trees and shrubs. Allocated parking space.

Price: £230,000

Tenure: Leasehold

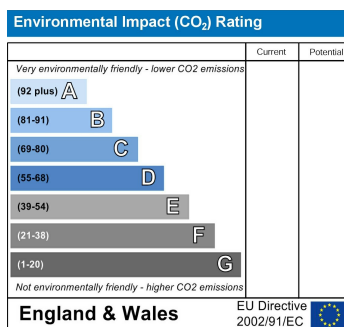
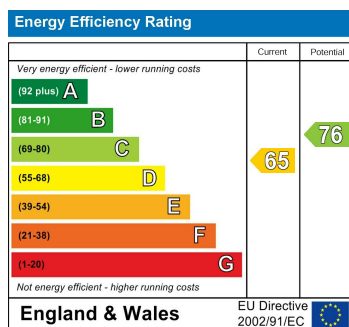
Years Remaining on Lease: 131

Service Charge: £1,561.23

Ground Rent: £69.05

Local Authority: London Borough Hillingdon

EPC Rating: D



Reid Close, Hayes, UB3

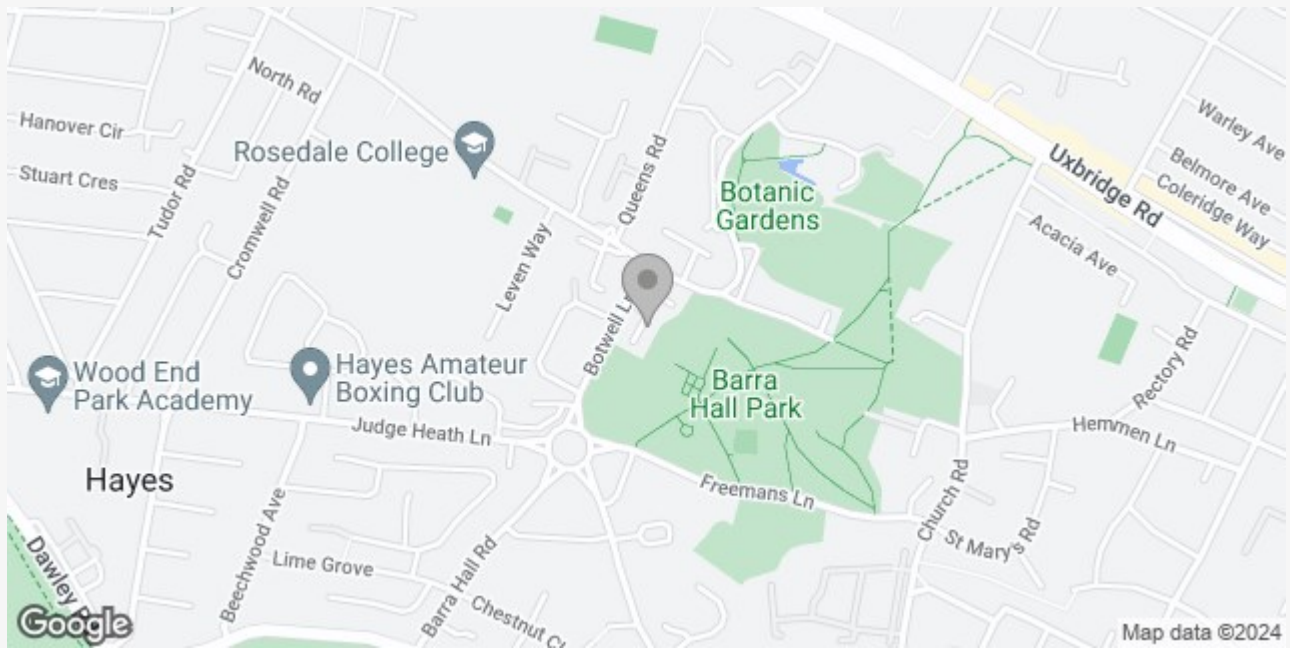
Approximate Area = 550 sq ft / 51.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1040537

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