



### Westcombe Lodge Drive, Hayes, UB4 8HQ

EXCELLENT 150 YEARS LEASE REMAINING FOR THIS WARDEN ASSISTED 1 BEDROOM GROUND FLOOR RETIREMENT FLAT  
STRICTLY FOR PERSONS OVER THE AGE OF 55.

Westcombe Lodge Drive is a pleasant and much sought after retirement development of individually owned apartments benefitting from a communal social lounge with regular events and a RESIDENCE PRIVATE CAR PARK AND WELL TENDED COMMUNAL GROUNDS.

Located just off the Uxbridge Road close to a popular shopping parade with Bus Stops either side for Uxbridge or Hayes.

The property has double glazed windows and electric storage heating with the accommodation giving you an entrance with doors to all rooms, fitted kitchen, lounge and shower/wet room/toilet and a double bedroom. There are also emergency cords positioned around the property for your comfort.

AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO UPPER CHAIN!

**Asking Price £127,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>78</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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