



Westcombe Lodge Drive, Hayes, Middlesex, UB4 8HQ

OUTSTANDING WARDEN ASSISTED RETIREMENT FLAT STRICTLY FOR PERSONS OVER THE AGE OF 55.

This spacious 2 DOUBLE BEDROOM GROUND FLOOR property really feels more like a bungalow being double fronted with its own front door entrance and with lounge doors opening on to the well tended communal lawns to the rear.

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. 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. There are also emergency cords positioned around the property for your comfort. (The property needs some updating which is reflected in the selling price).

AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO UPPER CHAIN!

Offers In Excess Of £165,000

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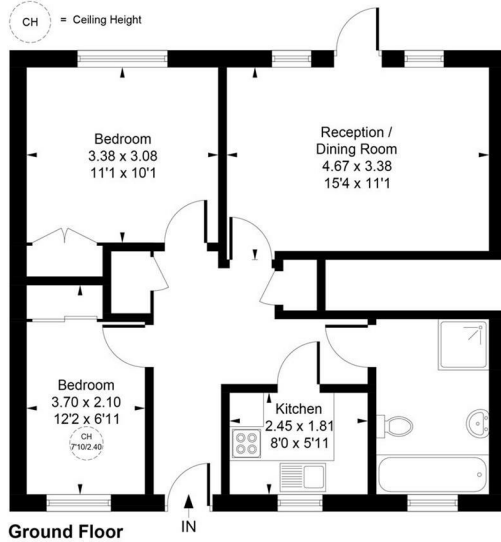
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Approximate Gross Internal Area = 58.59 sq m / 631 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 purchase.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>71</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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