



### Hobart Road, Hayes, UB4 9LY

NO ONWARD CHAIN FOR THIS GENEROUS SIZED PURPOSE BUILT 1 BEDROOM GROUND FLOOR FLAT WITH A REMAINING 100 YEARS LEASE, £800 PA SERVICE CHARGES AND £10 PA GROUND RENT. Located within a popular residential area convenient for local schools and a short walk to Yeading Lane shops and direct bus services to Hayes Town Elizabeth line station (Paddington within 20 minutes). The property has an inner hall, open plan lounge / kitchen, double bedroom and a shower room / toilet. Outside you have communal gardens with a lock up shed + a residence private car park. Tesco Superstore, the picturesque Willow Tree Marina and Grand Union Canal, Hayes-by-Pass for the A40 / M4 London and Heathrow are all within a few minutes drive.

**Asking Price £239,950**

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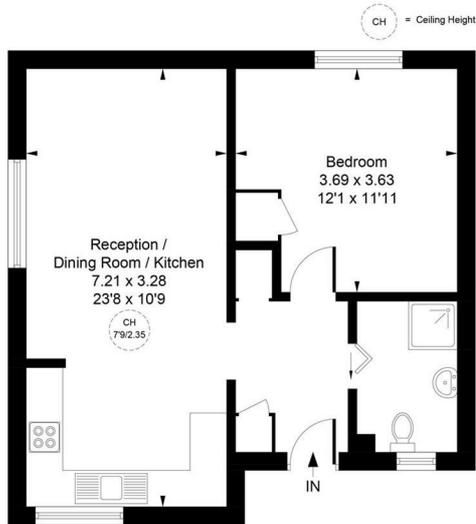
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Approximate Gross Internal Area  
48.22 sq m / 519 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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