



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

A very well presented 'Warden' assisted 1 bedroom GROUND FLOOR retirement flat strictly for people over the age of 55. The main building has a social lounge and communal kitchen area with regular events & activities. Outside has pretty communal lawns & a private car park with main bus services for Uxbridge, Hayes, Southall, Ealing, Heathrow & a busy shopping parade available just outside the development on the Uxbridge Road.

Offered for sale in excellent condition the property comprises of a carpeted communal entrance hall with security entry phone system, seating areas, stairs to 2 more floors, a lift service.

With Economy 7 electric storage heating & double glazed windows, the property has it's own front door entrance to an inner hallway with storage cupboards, the lounge has direct access out to a private wooden decked terrace on to the pretty communal lawns.

It also has a re-fitted modern kitchen, double bedroom and a modern re-fitted shower room.

Viewing highly recommended!

**Asking Price £125,000**

**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)



35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ



35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ





35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ



35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ





35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ



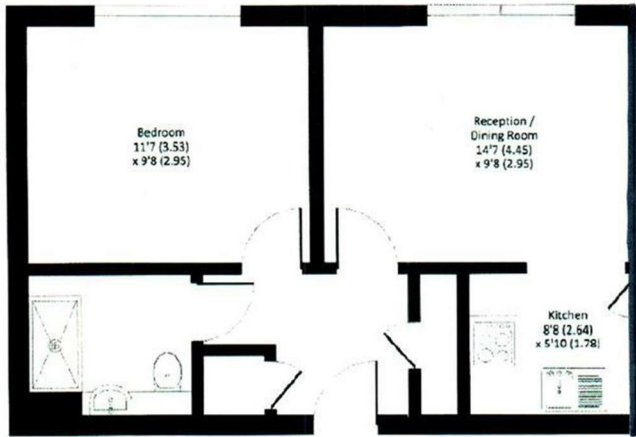
35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ






35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ

Westcombe Lodge Drive





## 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>	

35 Westcombe Lodge Drive, Hayes, Middlesex UB4 8HQ

