



## Westcombe Lodge Drive, Hayes, UB4 8HQ

CASH BUYERS ONLY! NO UPPER CHAIN!

THIS IS A COMPLETELY RE-FURBISHED 2ND FLOOR (TOP) 1 DOUBLE BEDROOM RETIREMENT FLAT STRICTLY FOR THE OVER 55 YEARS OF AGE  
(cannot be sub-let!)

This wonderful flat has been transformed to provide a new kitchen and luxury shower room, new carpets and complete re-decoration (ALL FURNITURE AND FITTINGS ARE TO BE INCLUDED IN THE  
SALE)

The property forms part of a 'Warden' assisted RETIREMENT development set back off the Uxbridge Road at Hayes End. You have a secure communal entrance, lift service and stairs to the top floor, entrance hall, good sized lounge, re-fitted kitchen, double bedroom luxury re-fitted shower room and loft storage. Outside has well tended communal lawns, rose bushes, flower beds and seating areas plus a residence private car park. This property provides all the privacy and independence you may seek but also benefits from a cosy social lounge in a separate building with organised activities.

Local shops are within a short walk with bus services outside the development for Uxbridge or Hayes.

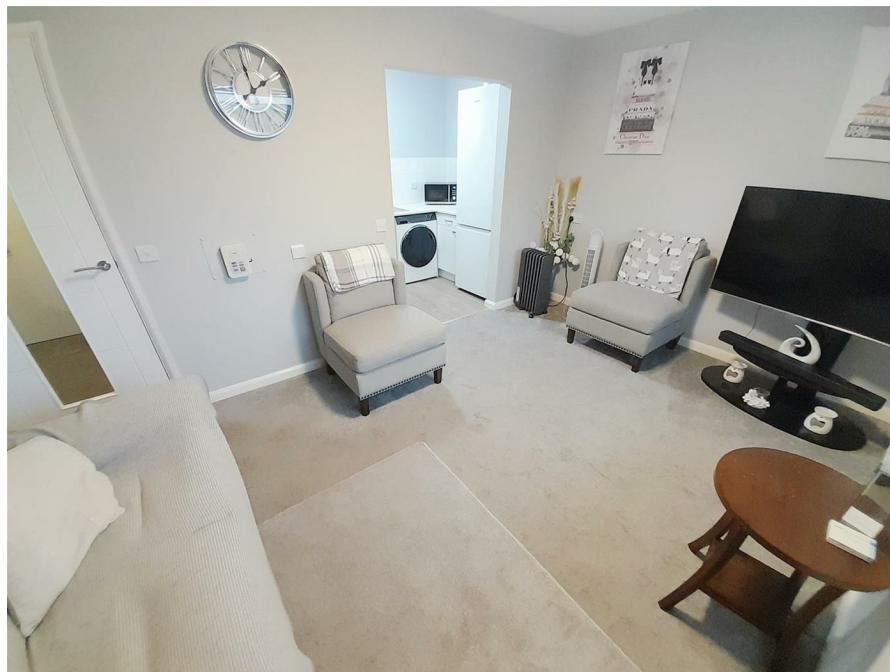
**Asking Price £155,000**

**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)

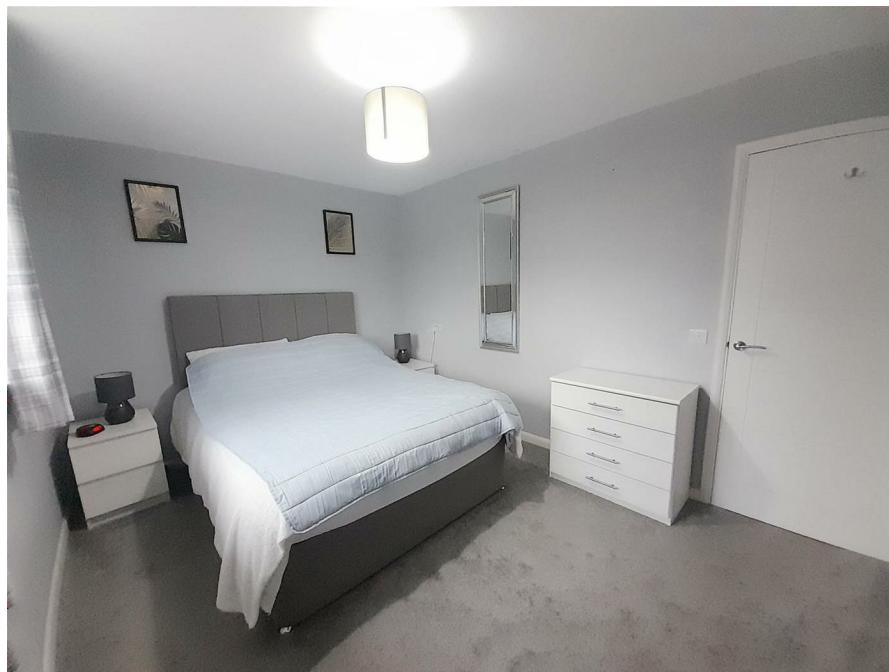
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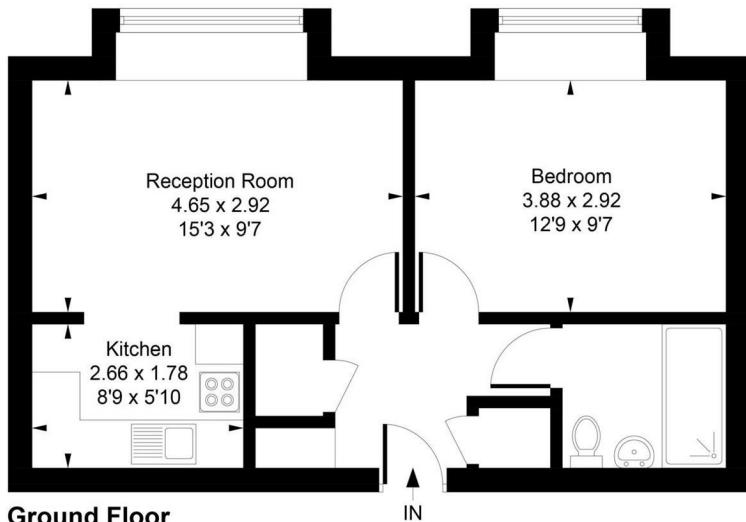
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Approximate Gross Internal Area  
44.94 sq m / 484 sq ft



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 purchaser.

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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>		 84
(69-80) <b>C</b>		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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