



### Wentworth Fields, Hayes, UB4 8PT

NO UPPER CHAIN FOR THIS SPACIOUS AND WELL PRESENTED, MODERN 2 DOUBLE BEDROOM GROUND FLOOR FLAT WITH 119 YEAR LEASE REMAINING.

FORMING PART OF A SMALL DEVELOPMENT BUILT BY BARRATT HOMES IN THE LATE 1990'S SET WITHIN A MUCH SOUGHT AFTER AREA OF NORTH HAYES/HILLINGDON BORDERS WITH TRANSPORT LINKS CLOSE BY FOR UXBRIDGE, HAYES TOWN AND HEATHROW.

The property has wall mounted electric radiators and double glazed windows, a communal entrance hall with entry phone system. Front door to inner hallway with doors to all rooms. Modern fitted kitchen, good sized lounge, 2 double bedrooms and a modern bathroom and shower. Outside has attractive communal gardens and a residence car park with an allocated space. EXCELLENT FIRST TIME BUY OR BUY-TO-LET INVESTMENT!

**Guide Price £275,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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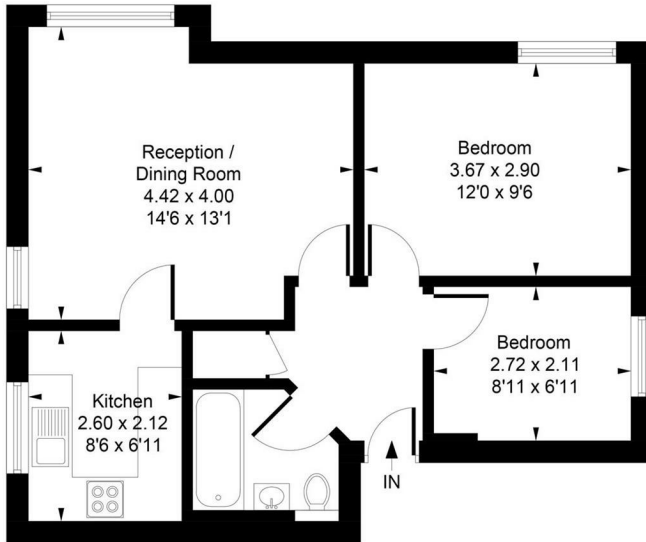


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Approximate Gross Internal Area  
48.41 sq m / 521 sq ft




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) <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>65</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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