



Ayles Road, Hayes, UB4 9JU

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS AND VERY WELL PRESENTED 2 DOUBLE BEDROOM GROUND FLOOR FLAT WITH AN EXISTING 110 YEARS LEASE.

WITH NO ONWARD CHAIN THIS PROPERTY HAS GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS, A LARGE MODERN FITTED KITCHEN, LOUNGE/DINING ROOM WITH DOORS OPENING ON TO LAWNED COMMUNAL GARDENS, 2 DOUBLE BEDROOMS AND A MODERN BATHROOM.

OUTSIDE HAS LAWNED COMMUNAL GARDENS WITH AN ALLOCATED LOCKABLE STORAGE SHED.

Phillips Court is located within a popular residential area on Ayles Road adjoining Kingshill Avenue with Greenway recreation grounds close by as is the favoured St Raphaels Catholic Primary School. Excellent transport links are available for Northolt Central line and Hayes Elizabeth line stations, A40 London and the Hayes-by-Pass for Heathrow and the M4 London.

1ST CLASS FIRST TIME BUY OR RENTAL INVESTMENT!

Guide Price £315,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

8 Phillips Court Ayles Road, Hayes, UB4 9JU



8 Phillips Court Ayles Road, Hayes, UB4 9JU



8 Phillips Court Ayles Road, Hayes, UB4 9JU



8 Phillips Court Ayles Road, Hayes, UB4 9JU



8 Phillips Court Ayles Road, Hayes, UB4 9JU

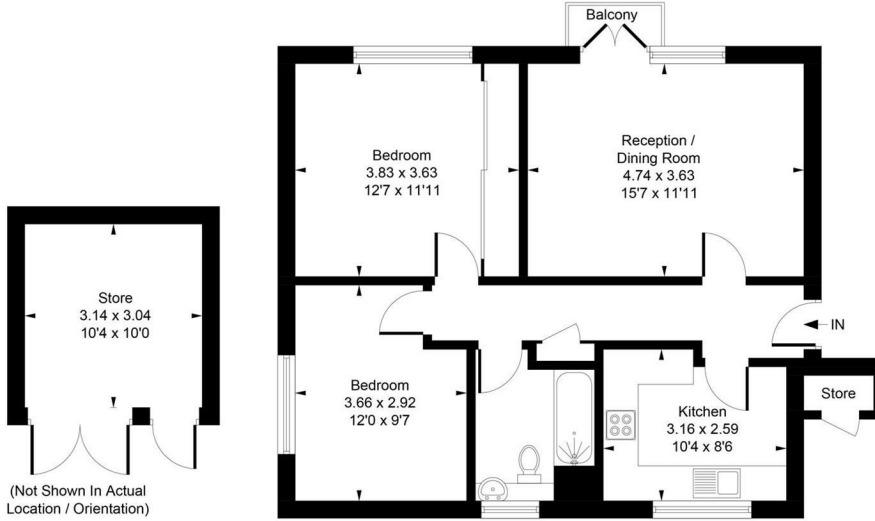


8 Phillips Court Ayles Road, Hayes, UB4 9JU



8 Phillips Court Ayles Road, Hayes, UB4 9JU

Approximate Gross Internal Area = 65.30 sq m / 703 sq ft
 Stores = 10.85 sq m / 117 sq ft
 Total = 76.15 sq m / 820 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.

© Vizion Property Marketing Produced for Charrison Davis

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



8 Phillips Court Ayles Road, Hayes, UB4 9JU

