



### Marshall Drive, Hayes, London, UB4 0SN

**NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION WE OFFER FOR SALE THIS SPACIOUS AND VERY WELL PRESENTED 2 DOUBLE BEDROOM SPLIT LEVEL MAISONETTE.**

Located in a quiet close a short walk from shops & public transport links available on the Uxbridge Road. The property has a good sized lounge with a dining area, modern fitted kitchen, 2 double bedrooms and a modern bathroom. Outside has an enclosed garden and residence communal parking.

Leasehold 189 years from 1979 (123 years remaining). service charge approx £720 pa and the ground rent is Peppercorn.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Asking Price £319,950**

**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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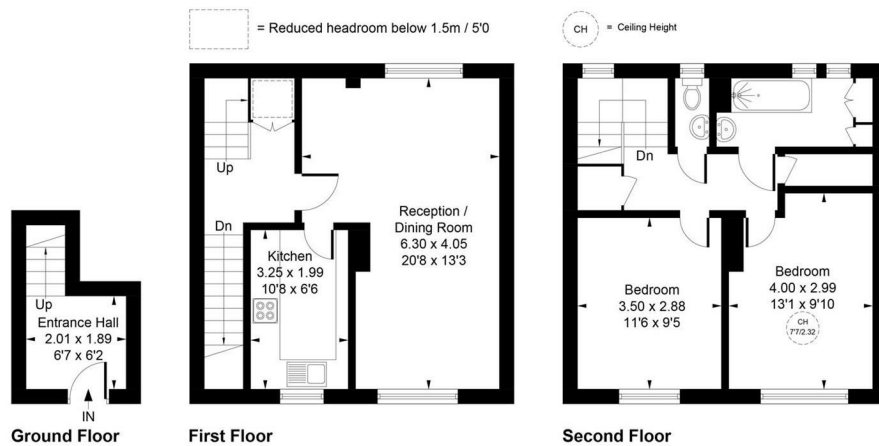




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Approximate Gross Internal Area  
82.04 sq m / 883 sq ft



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>78</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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