



### Manor Lane, Hayes, UB3 5EG

NEW 125 YEARS LEASE AND NO ONWARD CHAIN FOR THIS MODERN STYLE 1 BEDROOM GROUND FLOOR FLAT WITH OFF STREET PARKING.

Located in popular sought after road in the centre of Harlington Village near shops and with bus routes to Heathrow Airport and the Bath Road. The M4/M25 motorway networks, Hayes and Harlington and West Drayton Elizabeth line stations.

This well laid out ground floor flat features a double bedroom, 17' x 16' open plan lounge / fitted kitchen with built in oven, electric hob, a fitted shower room and off street parking. Also has double glazed windows and gas central heating.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

**Asking Price £225,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	71	74

**England & Wales**

EU Directive  
2002/91/EC



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