



Westcombe Lodge Drive, Hayes, Middlesex, UB4 8HQ

A very well presented 'Warden' assisted 1 bedroom GROUND FLOOR retirement flat strictly for people over the age of 55. The main building has a social lounge and communal kitchen area with regular events & activities. Outside has pretty communal lawns & a private car park with main bus services for Uxbridge, Hayes, Southall, Ealing, Heathrow & a busy shopping parade available just outside the development on the Uxbridge Road.

Offered for sale in excellent condition the property comprises of a carpeted communal entrance hall with security entry phone system, seating areas, stairs to 2 more floors, a lift service.

With Economy 7 electric storage heating & double glazed windows, the property has it's own front door entrance to an inner hallway with storage cupboards, the lounge has direct access out to a private wooden decked terrace on to the pretty communal lawns.

It also has a re-fitted modern kitchen, double bedroom and a modern re-fitted shower room.

Viewing highly recommended!

Asking Price £125,000

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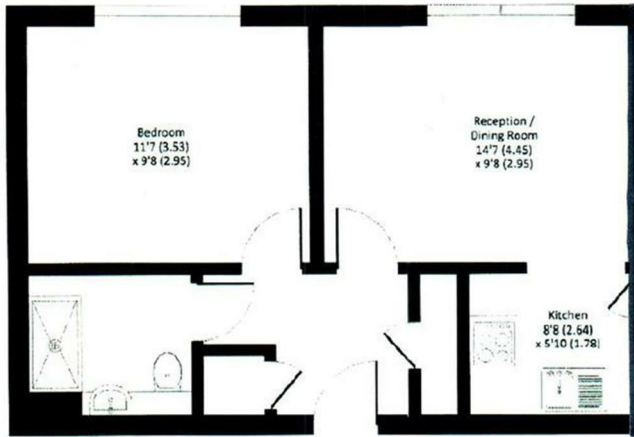


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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>78</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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