



Westcombe Lodge Drive, Hayes, UB4 8HQ

CHARRISON DAVIS offer for sale this well presented & spacious 1 BED GROUND FLOOR " Warden Assisted " flat situated within a popular development strictly for people over 55 years of age. The accommodation comprises hallway, reception room, NEW KITCHEN, NEW BATHROOM WITH STAND UP BATH and a double bedroom. Externally there is off street parking with a residence and visitors private car park plus pretty communal gardens. Additional benefits include double glazed windows, emergency pull cords in every room, security phone handset and access to a communal lounge and kitchen area for entertaining / visitors. The property is ideally located within walking distance of shops & bus routes for Uxbridge shopping centre and Hayes Town.

Asking Price £135,000

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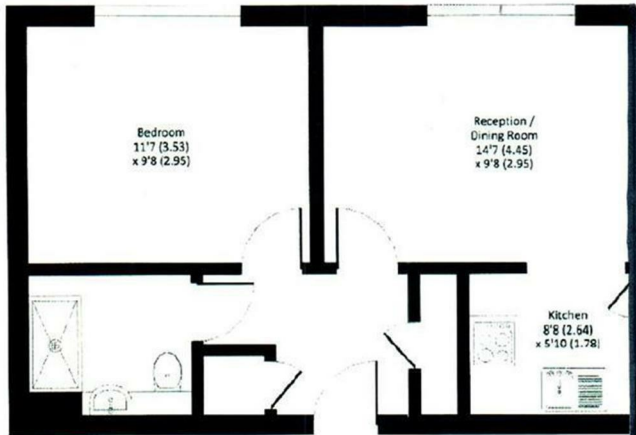


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Energy Efficiency Rating

	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>	73	79

England & Wales

EU Directive
2002/91/EC



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