



## Douglas Crescent, Hayes, UB4 9BT

AVAILABLE WITH NO UPPER CHAIN!

98 YEARS LEASE REMAIN FOR THIS SPACIOUS 2 DOUBLE BEDROOM GROUND FLOOR FLAT.

With gas central heating and double glazed windows you have a communal entrance hall with entry phone system and outside storage area with the accommodation providing an entrance hall with doors to all rooms, spacious lounge, fitted kitchen, 2 good sized bedrooms and a modern bathroom with separate toilet. Outside has communal gardens with a residence car park to the rear.

Douglas Crescent is conveniently located for access to the Hayes-by-Pass for the A40 London, Heathrow and the M4 London together with local schools, shops and Hayes & Harlington Elizabeth line station.

**Asking Price £285,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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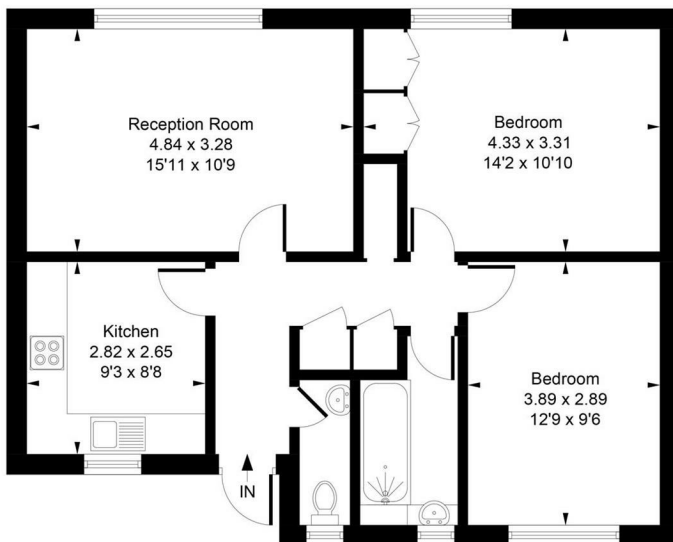
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Approximate Gross Internal Area  
65.00 sq m / 700 sq ft



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>71</p>	<p>75</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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