



**Jollys Lane, Hayes, UB4 9NS**

**CASH BUYER ONLY! NO ONWARD CHAIN AND A LONG LONG LEASE IN EXCESS OF 900 YEARS FOR THIS SPACIOUS AND VERY WELL PRESENTED MODERN STYLED 1 BEDROOM FLAT LOCATED ABOVE A SMALL SHOPPING PARADE CLOSE TO YEADING TESCO SUPERSTORE AND WILLOW TREE MARINA.**

This property would make an ideal first time buy or rental investment (£85.00 pcm for ground rent/service charge and building insurance). With gas central heating and double glazed windows you have an entrance hall with doors to all rooms, modern kitchen, lounge with space for a dining table and a double bedroom. You also have an allocated parking space.

Great location giving easy access to the A40 London, Northolt Central line station and Hayes-by-Pass for Hayes Elizabeth line station and Heathrow Airport.

**Asking Price £199,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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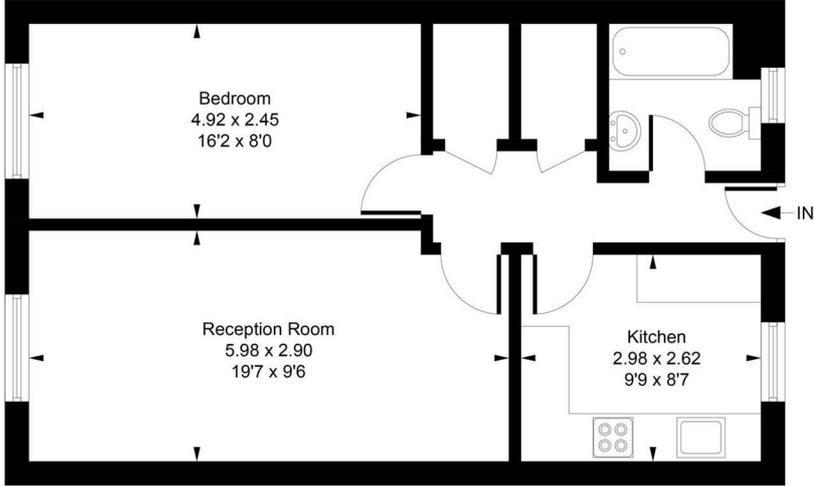


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Approximate Gross Internal Area  
49.37 sq m / 531 sq ft



**First Floor**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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