

Rolfe East



Appleby Close, Hayes, UB8 3FE

Offers Over £265,000

- Long Lease of 197 Years
- Parking & Communal Garden
- Superb Location
- Chain Free

14 Appleby Close, Hayes UB8 3FE

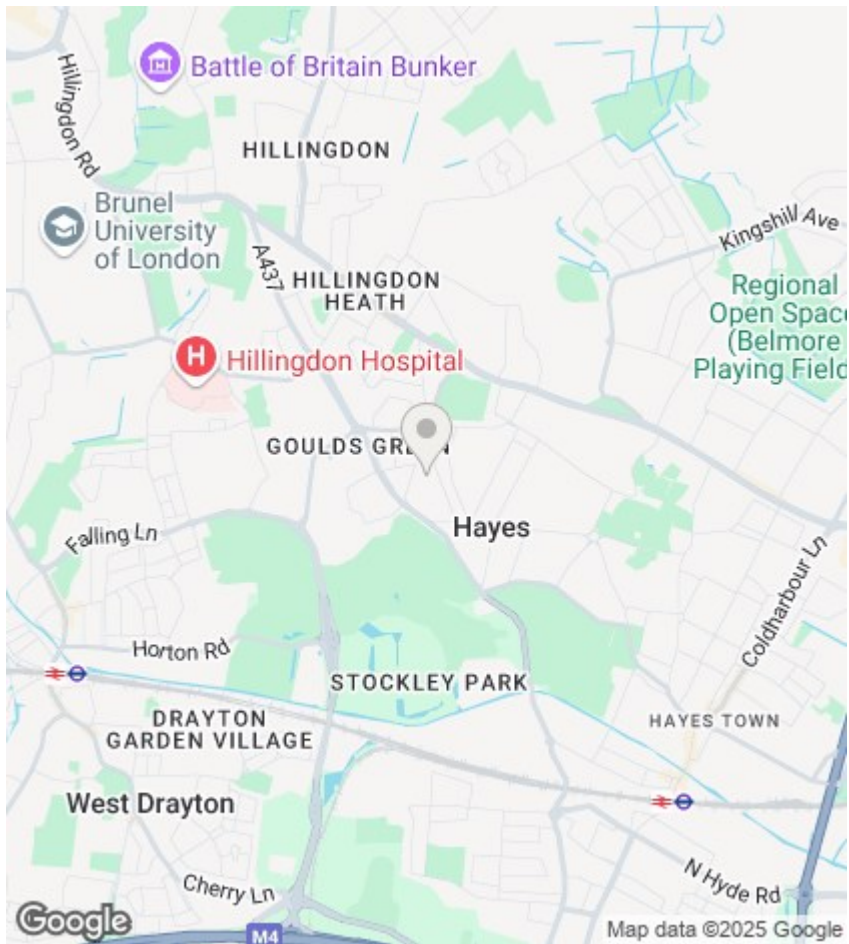
A two bedroom ground floor apartment with direct access to communal gardens is offered to the market in need of some cosmetic work but with a long lease of 197 years.

Situated in a quiet cul-de-sac this is moments from Hayes End Recreation and local shops, buses and amenities. with both Hillingdon and Hayes town centre close by, this really is an ideal opportunity for a first time buyer or an investor alike. With the New Elizabeth line come to Hayes and Harlington and West Drayton this could be the commuters dream. Coming with vacant possession this property is a must see. Service charges approx. £1,300 per annum with peppercorn ground rent.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

