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GREAT VALUE STUDIO / TREMENDOUS POTENTIAL: A brilliant opportunity for the first time or investment buyer to acquire a realistically priced Studio apartment situated in very sought after location next to the Bath Road giving real easy access to London Heathrow Airport.

Hayes and Harlington train station (Crossrail due 2019) and Hatton Cross tube station (Piccadilly Line) are also only a bus ride away and this popular style of apartment is set in well kept communal grounds and features a communal hallway with entryphone system, fitted kitchen with gas hob, electric oven and extractor fan, studio area with custom fitted pull down double bed, fitted wardrobes and storage units plus a utility area with large storage cupboard and a fitted shower room.

Available with no upper chain this rarely available type of property also benefits from gas central heating, numbered residents and visitors permit parking.

The M4/M25 motorway networks are within easy mortoring distance.

Accommodation

Great Value Studio
Apartment

Ideal Rental / First Time
Purchase

Perfect For Heathrow

Updating Required Hence
Price

Pull Down Double Bed +
Wardrobes

Allocated + Permit Parking

Kitchen + Utility Area

EPC Rating C / Leasehold

Ground Floor

Entrance - Communal entrance with entryphone system

Studio / Living Space - 15' 8" x 11' 5" (4.8m x 3.5m) Fitted carpet, built in pull down double bed and fitted wardrobes. Double glazed window to front aspect.

Kitchen - 8' 2" x 5' 2" (2.5m x 1.6m) Vinyl flooring and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, fridge/freezer and part tiled walls and splashbacks. Secondary glazed window to side aspect

Utility Room - Vinyl flooring, large storage cupboard and radiator. Fitted base units with worktop to include a single drainer sink unit, washing machine, wall mounted gas central heating boiler and part tiled walls and splashbacks. Secondary glazed window to side aspect

Shower-Room - Vinyl flooring and radiator. Three-piece shower room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Secondary glazed frosted window.

Exterior

Outside - Well kept communal gardens. Numbered resident and visitor permit parking

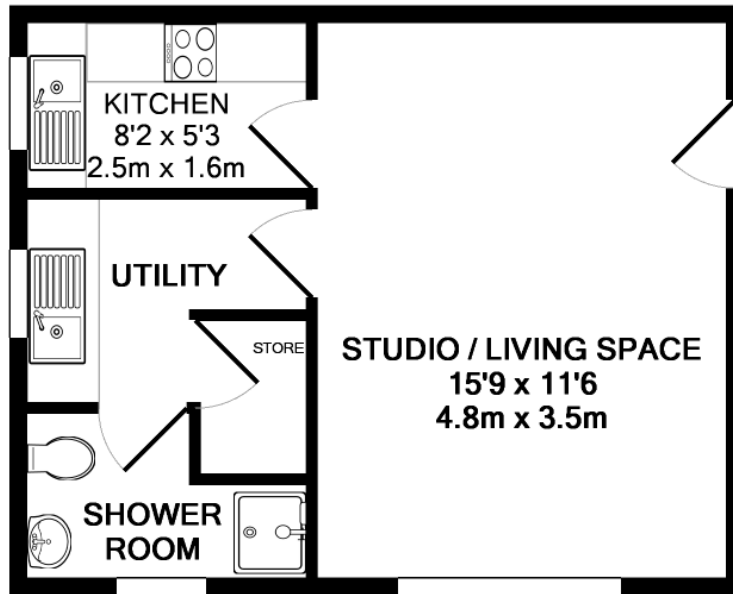
Tenure - Leasehold: 125 years from 1988 (approximately 95 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £750 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: Approximately £170 per annum (to be confirmed by Vendors solicitor)

About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2019. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.



TOTAL APPROX. FLOOR AREA 311 SQ.FT. (28.9 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency and Environmental Impact

