



Gade Close UB3 3PY

Located within walking distance of shops & public transport and also within 1 mile of Hayes and Harlington station (cross rail 2022) is this spacious & well presented 1 bed flat. Offered for sale with no onward chain accommodation comprises entrance hall, dual aspect reception room, fitted kitchen, double bedroom with fitted wardrobes and modern bathroom. Good links with all major motorways including M4, M40, A40, M25. Excellent bus routes for Heathrow, Uxbridge and Ealing. Close proximity to Lombardy Retail Park. Externally the property enjoys an allocated parking space. Additional benefits include double glazing, gch, entry phone system and extended lease...AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Accommodation

a spacious 1 bedroom flat
well presented throughout
double glazing & gch
fitted kitchen
modern family bathroom
fitted wardrobes
entryphone system
allocated parking space

Ground Floor

entrance hall - Walnut style laminate flooring, radiator, spotlights, entry phone handset & built in storage cupboard.

reverse view -

living room - rear & side aspect including a large bay double glazed windows, pre-wired for BT and Sky, radiator & walnut style laminate flooring.

reverse view -

kitchen - range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine, integrated fridge freezer, tiled floor & rear aspect frosted double glazed window.

reverse view -

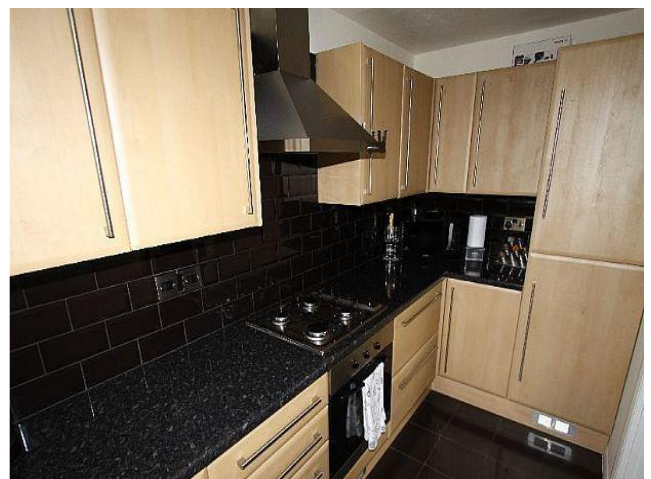
bedroom - rear aspect double glazed window, radiator, walnut laminate flooring, accommodates for a King - Size bed & fitted wardrobes.

reverse view -

bathroom - panel enclosed bath with shower attachment & mixer tap, wall mounted wash hand basin with mixer tap, low level wc, full height storage unit, part tiled walls, tiled floor & spotlights.

reverse view -

external - allocated parking space within resident's car park and with additional visitors bays.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



