

Studio Apartment

£180,000



Yeading Court UB4 9AJ

NO SERVICE CHARGES + 900 YEAR LEASE for this first floor Studio Apartment located just off Yeading Lane with it's busy shopping parade, access to the Hayes By Pass and main bus route links for Northolt, Ealing, Southall, Heathrow, Uxbridge & Hayes Town (Hayes/Harlington station Cross Rail anticipated 2022/2023). The property is well presented with gas central heating and double glazed windows, a good sized lounge/bedroom with a separate modern fitted kitchen, shower room/wc, loft storage space and communal gardens.

Excellent First Time Buy or Buy to Let Investment!

Accommodation

First Floor Studio Apartment

900 + Year Lease

No Service Charges

Separate Modern Fitted Kitchen

Shower Room/WC

Gas Central Heating/DG Windows

Loft Storage

Close to Shops & Bus Rout Links

Ground Floor

Entrance Hall - Front door, carpeted stairs to first floor with door into:-

Lounge/Bedroom - 12' 4" x 12' 11" (3.78m x 3.96m) Double glazed windows to front, double radiator, storage cupboard, laminate wood flooring, door to:-

Reverse View -

Inner lobby - Access to loft storage space, door to shower room and door to:-

Kitchen - 6' 7" x 9' 5" (2.01m x 2.89m) Modern style fitted units, stainless steel sink with mixer tap & tiled surround, fitted electric + gas hob and stainless steel extractor hood, space for washing machine, double glazed windows to rear.

Shower Room - 2' 4" x 7' 4" (0.73m x 2.25m) Walk in tiled shower, hand wash basin, low level wc, double radiator, double glazed windows to rear.

Reverse View -

Outside - Communal Gardens.



First Floor



Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		