



Exmouth Road UB4 8LL

A very well presented & spacious 1 double bedroom 2nd floor flat located in a much sought after area of North Hayes, enjoying views over a central green & childrens playground, near to local shops & public transport links for Uxbridge, Northolt, Hayes Town & Heathrow plus a choice of local schools.

The property benefits from a 107 year remaining lease with the monthly service charge including ground rent and building insurance at just £48.00 pcm approx.

The accommodation comprises entrance hall, fitted kitchen/breakfast room, reception/dining room with a private balcony, modern family bathroom & good sized double bedroom with large walk in wardrobe. Externally there are well tendered communal gardens, including a drying area and outside storage unit. Viewing recommended!

Accommodation

Spacious & Well Presented
2nd Floor Flat

Double Bedroom + Walk-In
Wardrobe

Double glazing / gch

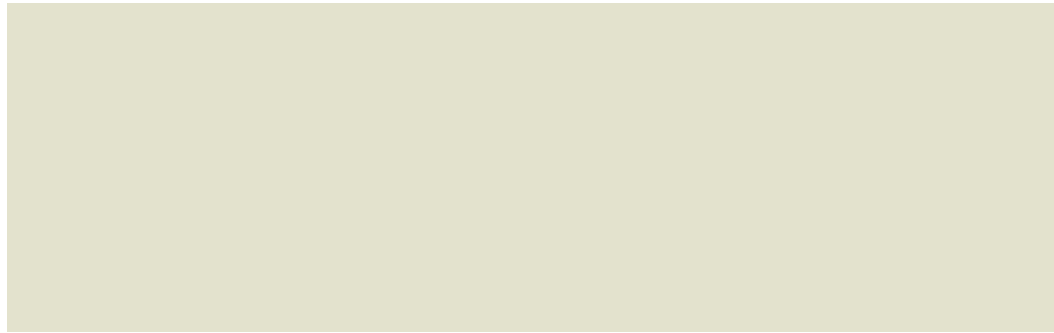
Modern Kitchen / Breakfast
Room

Modern Bathroom

Reception/Dining Room
with Private Balco

Entry Phone System

107 Years Lease + £48.00
pcm Services Ch



Ground Floor

Entrance Hall - Wood flooring, radiator with cover, feature glass brick wall & built in storage cupboard, doors to all rooms.

Lounge - 14' 4" x 11' 1" (4.39m x 3.38m) Front aspect double glazed doors leading to private balcony overlooking a central green, radiator, fitted carpet, built in storage cupboard & ornamental fireplace.

Reverse View -

Private Balcony -

View from Lounge -

Kitchen/Breakfast Room - 10' 11" x 8' 11" (3.35m x 2.74m)

Range of eye & base level units, one & a half bowl sink with mixer tap, part tiled walls, built in oven & hob with extractor hood over, space & plumbing for washing machine, integrated fridge, freezer & dishwasher, breakfast bar, tiled flooring, inset lighting & rear aspect double glazed window.

Reverse View -

Bedroom - 14' 4" x 8' 9" (4.37m x 2.67m) Front aspect double glazed window, radiator, fitted carpet & large walk in wardrobe.

Reverse View -

Walk in Wardrobe -

Bathroom - 5' 11" x 5' 1" (1.82m x 1.57m) Panel enclosed bath with shower over, pedestal wash hand basin, low level wc, tiled walls, vinyl flooring, radiator & rear aspect frosted double glazed window.

Reverse View -

Outside - Well tendered communal gardens with a drying area & outside storage unit.

Reverse View -

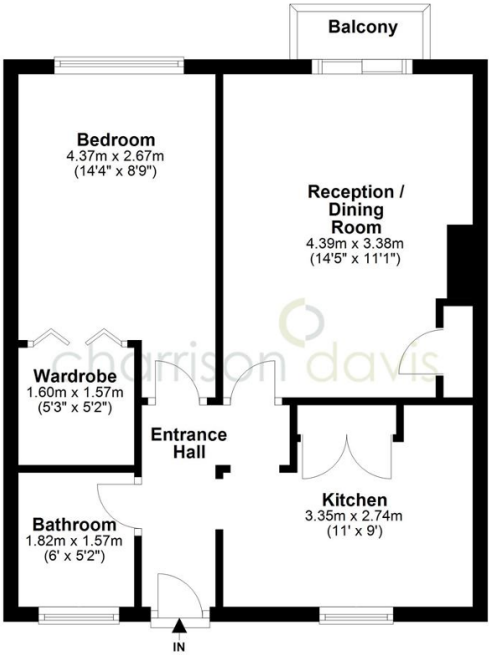






Second Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 45.8 sq. metres (493.3 sq. feet)

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