

**Estate Agents and Property Consultants** 

www.charrisondavis.co.uk

£250,000







# Blackrod Close UB3 4QL

SPACIOUS 2 BED SPLIT LEVEL FLAT: Very conveniently located near Hayes & Harlington mainline station and London Heathrow Airport.

Offering real spacious accommodation this split level property is within easy walking distance of Hayes and Harlington station and hayes shopping facilities. The M4/M25 networks only a short drive away.

Features include a spacious lounge, fitted kitchen with some appliances and good size double bedrooms.

Other benefits include residents permit parking, double glazed windows and gas central heating.

# Accommodation

2 Bedroom

Split Level Flat

Gas Central Heating / Double Glazing

Garage in Block

EPC Rating D / Leasehold

## **Third Floor**

**Lounge** - 14' 5''  $\times$  14' 9''  $(4.4m \times 4.5m)$  Radiator and double glazed window.

**Kitchen** - 10' 5" x 8' 10" (3.2m x 2.7m) Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, part tiled walls and splashbacks. Double glazed window.

### **Fourth Floor**

**Bedroom 1** - 8' 10" x 14' 9" (2.7m x 4.5m) Radiator and double glazed window.

**Bedroom 2 - 8' 6" x 14' 9" (2.6m x 4.5m)** Radiator and double glazed window.

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

### **Exterior**

**Tenure** - Leasehold: 128 Years solicitor will confirm exact term remaining.

Service Charge:£2,000 per annum (to be confirmed by Vendors solicitor)

Ground Rent: £0 (to be confirmed by Vendors solicitor)

Council tax band C







THIRD FLOOR 382 sq.ft. (35.5 sq.m.) approx. FOURTH FLOOR 382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.
Whist every attempt has been made to ensure the accuracy of the foopfain contained here, measurements of doors, windows, norm and any other them are approximate and no responsibility to taken for any error, and the properties of the state of

