



TWO DOUBLE BEDROOMS | FITTED KITCHEN | FAMILY BATHROOM |  
LONG LEASE | LARGE LOUNGE | SECURITY ENTRY PHONE | ALLOCATED  
PARKING | NO UPPER CHAIN |



**Tenure:** Leasehold, 100 years remaining

Lawlors Estate Agents are proud to present to the market this larger than average, modern two double bedroom first floor apartment as part of this private development in North Hayes and on the borders of Yeading. The property comprises two sizeable bedrooms, a light and airy lounge, fully fitted kitchen and main family bathroom suite and offers the added benefits of a long unexpired lease term, allocated parking facilities, a security entry phone system and No Upper Chain. The property is an ideal purchase for any buyer.

Door into

Entrance Hall

Ceiling light fitting, textured ceiling, coving, airing cupboard housing immersion tank, loft access, Security Entry Phone handset, Economy 7 storage heater, power points, laminated wooden flooring doors to

Lounge

(Measuring 12'5 x 12'0)

Double glazed casement windows to the rear aspect, ceiling light fitting, textured ceiling, coving, power points, Economy 7 storage heater, Sky T.V, T.V aerial and telephone points, laminated wooden flooring

Kitchen

(Measuring 10'2 x 6'1)

Double glazed casement window to the rear aspect, range of eye and base level units complete with roll edge work surfaces with an inset stainless steel sink unit with stainless steel mixer taps and fully tiled splash-back, integrated hob and matching integrated oven complete with wall mounted extractor fan fitting, space and plumbing for washing machine, space for fridge/freezer, ceiling light fitting, textured ceiling, power points, wall mounted heater, vinyl flooring

Bedroom 1

(Measuring 13'5 x 10'11)

Double glazed casement window to the front aspect complete with curtain pole, ceiling light fitting, textured ceiling, economy 7 storage heater, power points, laminated wooden flooring

Bedroom 2

(Measuring 10'6 x 6'6)

Double glazed casement windows to the front aspect complete with curtain pole, ceiling light fitting, economy 7 storage heater, power points, carpet flooring

Bathroom

Opaque double glazed casement window to the side aspect, matching white three piece bathroom suite comprising a paneled bath complete with mixer taps with shower connection, pedestal hand wash basin with stainless steel taps and fully tiled splash-back and low level W.C, ceiling light fitting, textured ceiling, extractor fan fitting, wall mounted heater, vinyl flooring

Price: £320000

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