



TWO BEDROOMS | LARGE LOUNGE | FITTED KITCHEN | FAMILY BATHROOM | GOOD DECORATIVE ORDER | SECURITY ENTRY PHONE | OFF STREET PARKING | AVAILABLE WITH A BRAND NEW LEASE | NO UPPER CHAIN | A MUST VIEW |

Lawlors Estate Agents are pleased to offer to the sales market this two-bedroom top floor (second Floor) apartment set as part of this popular modern residential development in Central Hayes. The property comprises entrance into a hallway with a large lounge leading to a sizeable fitted kitchen, two bedrooms and a modern fitted family bathroom suite. Offered to the market in good decorative order throughout and with the added benefits of off street parking and a security entry phone system. The property is located within easy reach of the Town Centre providing extremely convenient access to a vast range of amenities and transport facilities making it an ideal purchase for investors and owner-occupiers alike. Available with the option to purchase with a brand new 130-year lease term on completion and with the added benefit of No Upper Chain.

- \* TWO BEDROOMS
- \* LARGE LOUNGE
- \* FITTED KITCHEN
- \* FAMILY BATHROOM
- \* GOOD DECORATIVE ORDER
- \* SECURITY ENTRY PHONE
- \* OFF STREET PARKING
- \* PRIME LOCATION
- \* NO UPPER CHAIN
- \* AVAILABLE WITH A BRAND NEW LEASE
- \* A MUST VIEW

Wooden door to;

Entrance Hall

Ceiling light fitting, loft hatch, power and telephone points, mains fuse box and trips, security entry phone, built in airing cupboard / storage facility complete with shelving, laminated wooden flooring, doors to;

Lounge

(Measuring 4.4 m x 3.5 m)

Double glazed window to the front aspect complete with curtain pole, ceiling fan light fitting, textured ceiling, power and TV points, storage heater, laminated wooden flooring, door to

Kitchen

(Measuring 2.62 m x 2.61 m)

Window to the front aspect, range of eye and base level units complete with rolled edge work surfaces incorporating stainless sink drainer unit complete with mixer tap and tiled splash back, integrated hob and matching oven and integrated extractor fan, space and plumbing for washing machine, space and

connection for fridge freezer, ceiling light fitting, textured ceiling, wall mounted heater, part tiled walls, vinyl flooring.

#### Bedroom One

Window to the rear aspect complete with curtain pole, ceiling light fitting, textured ceiling, power points, storage heater, dimmer switch, laminated wooden flooring

#### Bedroom Two

(Measuring 2.6 m x 2.1 m)

Window to the rear aspect, ceiling light fitting, textured ceiling, dimmer switch, wall mounted heater, power points, laminated wooden flooring;

#### Bathroom

Matching three piece bath suite comprising paneled bath complete with wall mounted shower unit complete with shower screen, pedestal hand wash basin complete with mixer taps and tiled splash back and WC, ceiling light fitting, textured ceiling, extractor fan, wall mounted glass vanity shelving, vinyl flooring

#### EXTERNAL

Off street parking and communal gardens

**Price: £319950**

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