



- ENTRY PHONE SECURITY
- NO CHAIN
- LONG LEASE
- PARKING

22 Willenhall Drive, Hayes, UB3 2UT

Andrews Residential are delighted to present this well presented one bedroom first floor apartment. Benefits include long lease, no chain and parking. Early viewing advised.

Asking Price Of £215,000



## Property Description

### THE PROPERTY

In our opinion the property is offered to the market in a good condition throughout and would ideally suit an investment or first time buyer. Benefits include UPVC double glazed windows and electric heating.

### THE LOCATION

The property is located on a quiet residential road in Hayes close to the bustling town centre with its vast array of shopping, leisure & transport facilities. The property is in fantastic proximity to schools, bus services, main roads, shops and Hayes and Harlington Station (Crossrail), providing easy access to the M25, M4, and the M40 with its links to London and the Home Counties.

### OUTSIDE

There are well kept communal grounds and a visitors and residents parking area.

### DETAILS OS SALE

Our vendor informs us the below information is correct:

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Lease in excess of 150 years  
Service charge is circa £850 p/a  
No onward chain  
Hillingdon borough  
Council tax band C





Approximate Gross Internal Area = 40.7 sq m / 438 sq ft

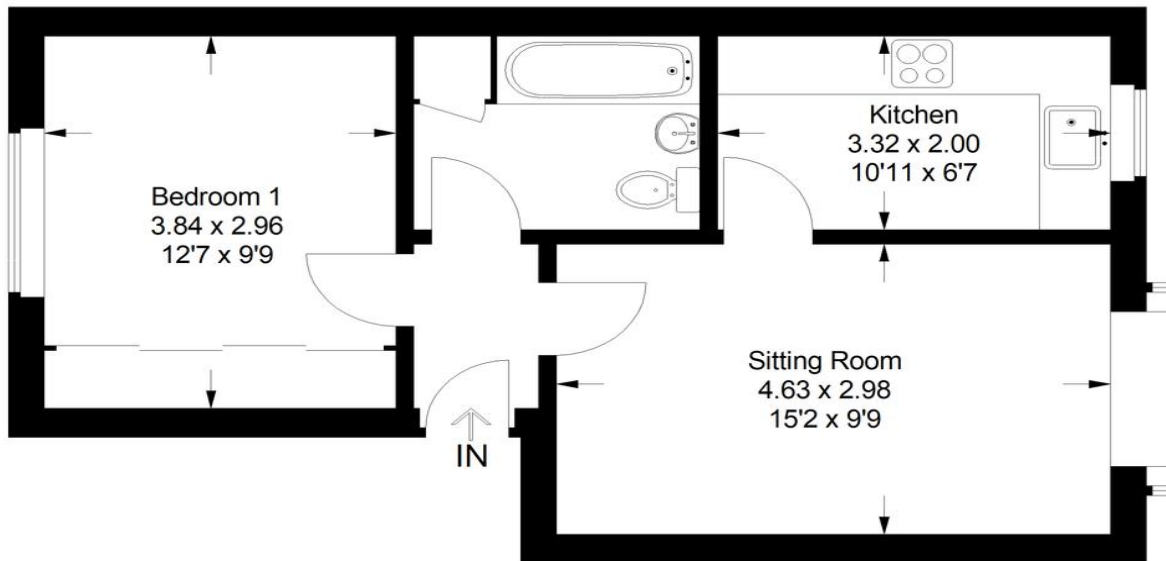


Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcedix Limited, a limited company incorporated in England and Wales under registration number 10898495