

1 Bed Flat

£99,950



## Westcombe Lodge Drive UB4 8HQ

**OVER 55's ONLY / RETIREMENT APARTMENT:** A second floor one bedroom retirement apartment located in this sought after development built in the 1980's and available for sale for those over the age of 55. Boasting views of communal grounds the flat benefits from a lift to all floors, residents lounge with kitchen facilities and outdoor area with patio.

The development has well maintained communal gardens and residents shared parking. The flat, which has a telecom monitoring system, has well planned accommodation comprises of large entrance hall with walk in storage cupboard, good sized living room open plan to the kitchen fitted, double bedroom and fitted shower suite.

Viewing Highly Recommended.

## Accommodation

1 Bedroom

2nd Floor Flat

Fitted Kitchen

Double Glazing

Three-Piece Bathroom

Parking

No Upper Chain

EPC Rating C / Leasehold

## Second Floor

**Entrance Hall** - Fitted carpet, storage cupboard and cupboard housing the water cylinder.

**Reception Room** - Fitted carpet, electric wall mounted heater and double glazed window.

**Kitchen** - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls.

**Double Bedroom** - Fitted carpet, electric heater and double glazed window.

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls.

## Exterior

**Tenure** - Leasehold: Approximately 69 years although Vendors solicitor will confirm exact term remaining.

Service Charge & Ground rent £256.00 per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Council Tax** - B.

**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

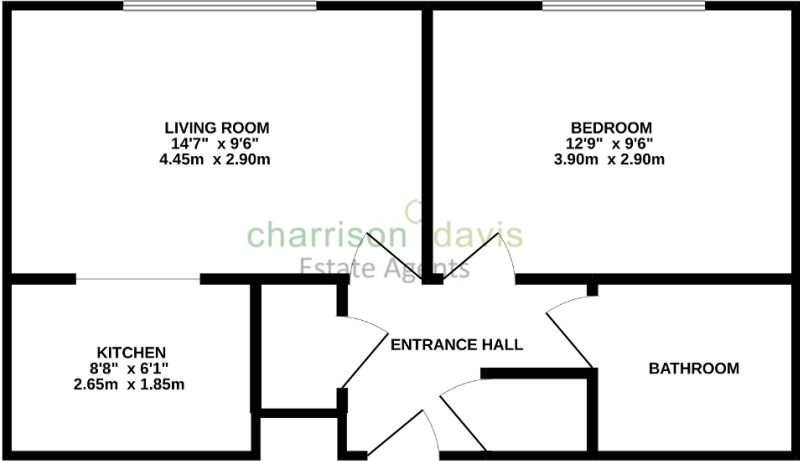
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086.



Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.

SECOND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		