



**Portland Road
Hayes
Greater London
UB4 8LJ**

Offers in Excess of £228,000

bettermove

Portland Road Hayes

Bettermove are proud to present this 1 bedroom First Floor Flat in Hayes, available CHAIN FREE for IMMEDIATE possession. Call for details!

The property benefits from double glazing, gas central heating throughout and has ample on street parking available. The council tax band is B.

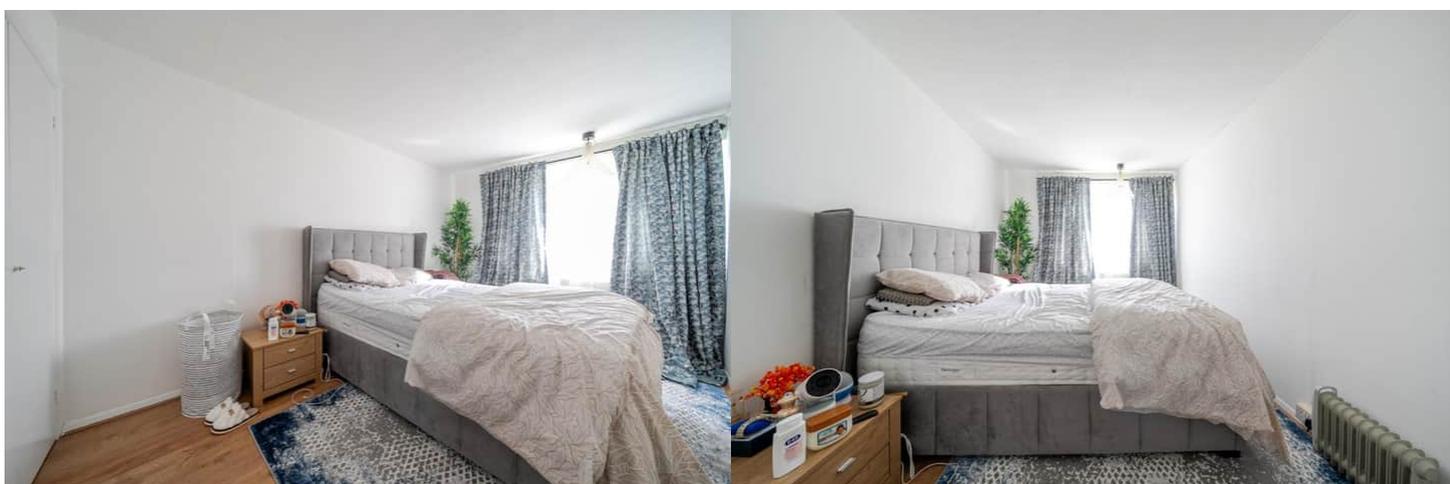
The property is tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 116 years remaining on the lease; the ground rent is £10 per annum and the service charges are £80 per month.

The interior of this beautifully presented property comprises a spacious living room with access to the private balcony, the fitted kitchen, one double bedroom and the bathroom located on the first floor of the building.

Located in the popular town of Hayes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hayes & Harlington Train Station, the M25 and many local bus routes.

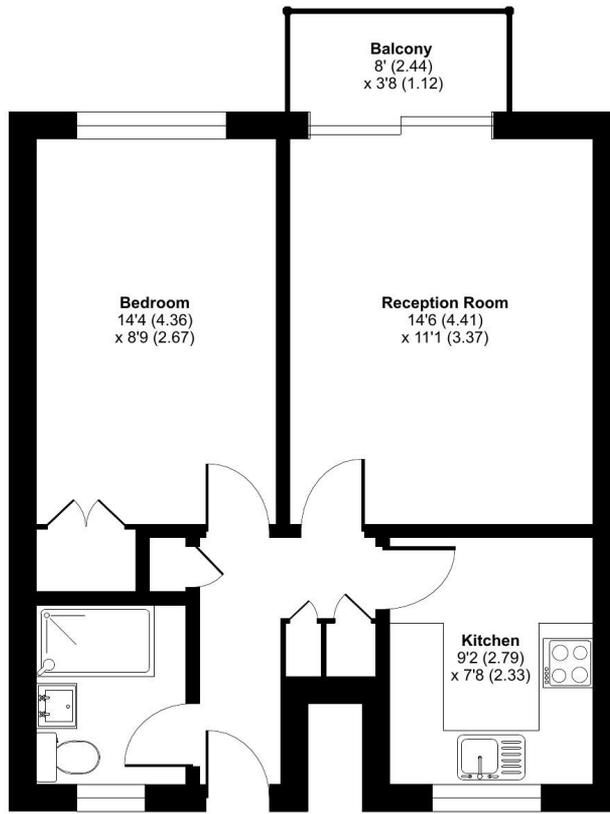
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Portland Road, Hayes, UB4

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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