



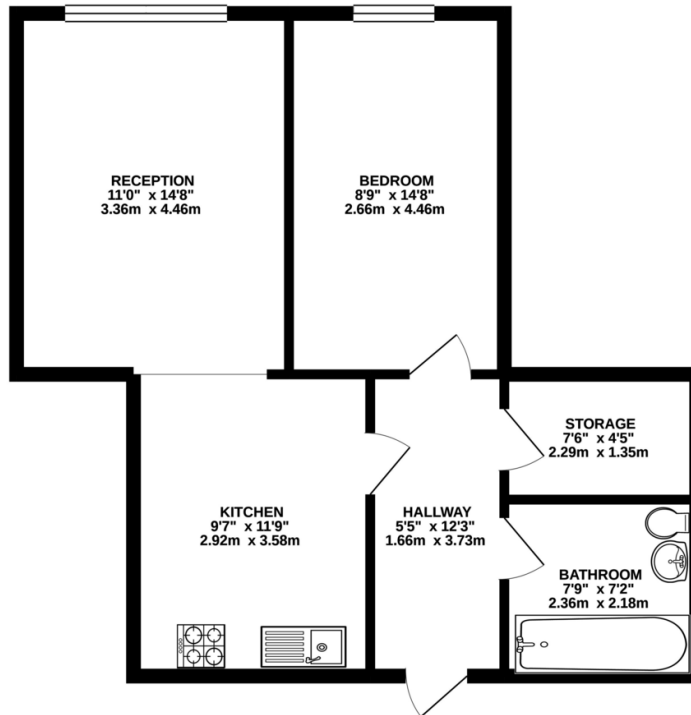
Salisbury Road | Southall | UB2 5RD

Reduced £259,950

Hiltons Estates is pleased to present this Turnkey Stunning and Well Presented Ground floor 1 bedroom flat located in the popular Salisbury Road, UB2! The property comprises an entrance hallway leading to a well sized fully fitted kitchen with dining area, large living room with access to the private rear garden, spacious Double Bedroom, and Modern family Bathroom! Close to local amenities, shops, schools, places of worship and transport links it offers comfort in a central location. Long lease 994 years remaining. This property is a Brilliant Opportunity for First Time Buyers, Commuters and INVESTORS!!! Book your viewings now!! Highly Recommended! Not to be missed!



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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