

## Chesil Way Hayes UB4 8SR



### **£279,950 Leasehold With New Lease**

Viewing highly recommended, presented in very good order throughout, much improved by the current owner, two double bed flat, purpose built first floor, generous room sizes throughout, lounge dining room, separate luxury fitted kitchen, luxury shower room/wc, upvc double glazing throughout, modern style electric heating, outside communal area, garage in block, cul-de-sac location, new lease upon completion, must be seen.

#### **LOCATION**

The property is located on Chesil Way off Lansbury Drive approximately 100 yards from its junction with Kingshill Avenue. Kingshill Parades local shopping facilities, takeaways & restaurant's can be found approximately 130 yards away. The property is approximately 3/4 of a mile from the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses. Local bus services provide access to the surrounding areas along with Hayes & Harlington mainline station and expected Crossrail link with estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is Approx 1 mile from the property. The popular Hayes Park & Grange Park Nursery, infant and Primary Schools are located approximately 500 yards from the property.

**Property Reference 7614 Council Tax Band C £1298.00 per annum Epc rating F**

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Communal entrance, entry phone call point, ground floor communal entrance hall, stairs to first floor landing, Upvc double glazed private entrance door to

## LOBBY

Offering privacy to the living room, part glass block wall, entry-phone call point, opening onto lounge dining room.



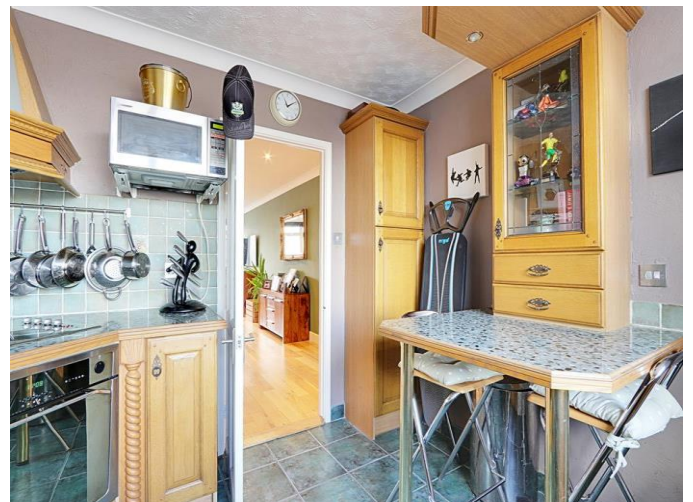
## LOUNGE DINING ROOM

Bright & spacious living area, rear aspect Upvc double glazed windows, coved ceiling with inset low voltage lighting, oak flooring, wall mounted electric heater, doors to kitchen & inner hallway.



## KITCHEN

Luxury fitted kitchen comprising:- Range of oak fronted wall units with dental block cornice & light rails incorporating open wine rack, matching base units with laminate oak edged worktops over. Matching breakfast bar with glazed fronted display dresser & flyover unit with inset low voltage lighting. Inset stainless steel, double bowl sink unit with monobloc mixer taps, space and plumbing for washing machine, integrated dishwasher. Built in cooking appliances comprising electric oven with halogen hob & extractor canopy over, space for fridge freezer. Coved ceiling, part tiled walls, tiled flooring, front aspect Upvc double glazed window.



## INNER HALLWAY

Skylight to ceiling, Oak flooring, wall mounted electric heater, dado rails doors to:-

## BEDROOM ONE

Rear aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, oak flooring, wall mounted electric heater.



## BEDROOM TWO

Front aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, built in wardrobe, wood effect laminate flooring, wall mounted electric heater.



## BATHROOM

White suite comprising:- Enclosed double shower cubicle, with multi jet thermostatic shower control unit, fixed rainfall shower head & flexible hose with detachable shower head, white high gloss vanity unit with worktop over, countertop wash hand basin, monobloc mixer taps concealed cistern wc, fully tiled walls, wood effect vinyl flooring, skylight to ceiling, built in airing cupboard housing cold water storage tank & hot water cylinder.



## COMMUNAL AREAS

Secure gated entrance to communal residence recreation and clothes drying area.



## GARAGE

Secure gated entrance, single garage in block with up and over door.

## LEASE

Currently 40 years unexpired (as advised) To be sold with a new lease on completion (terms to be advised)

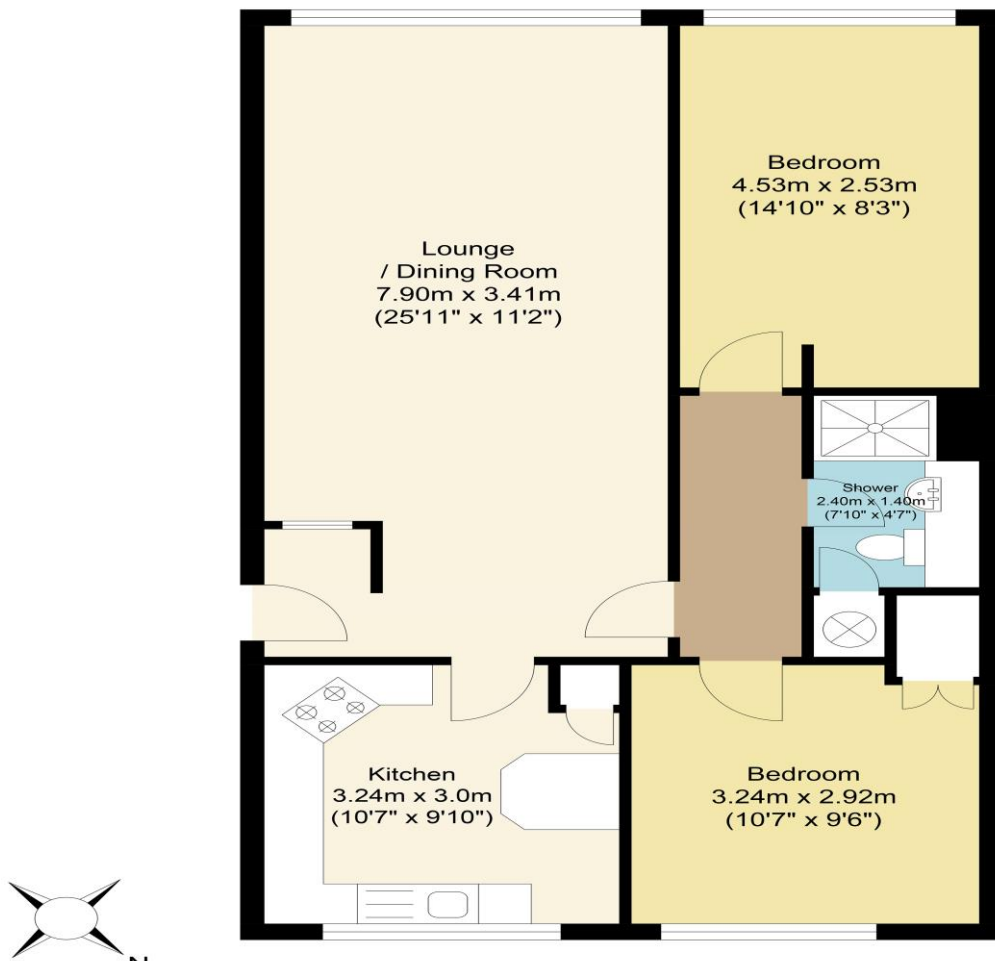
## GROUND RENT

£15.00 per annum (as advised)

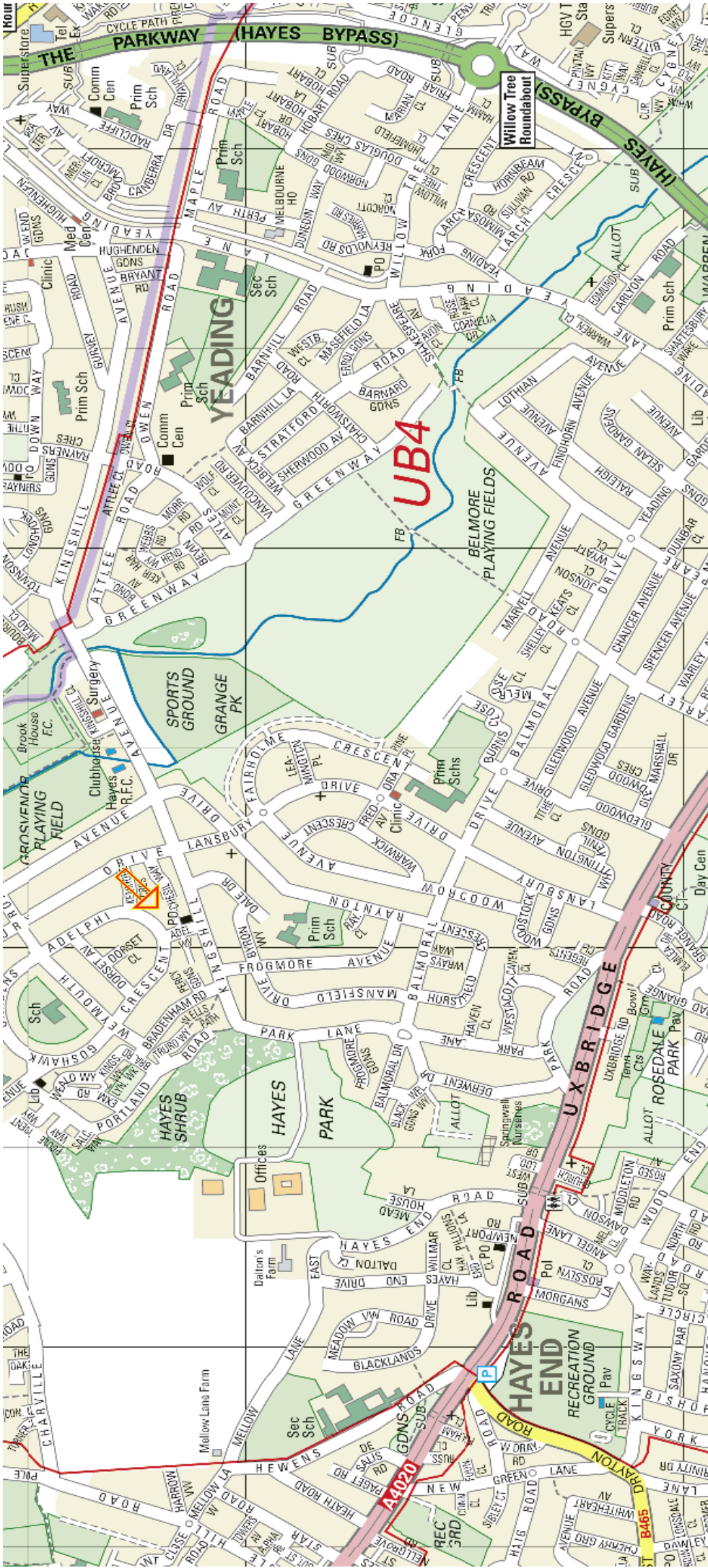
## SERVICE CHARGE

£70.00 Per calendar month including buildings insurance (as advised)

Approx Gross Internal Floor Area : 67.89 sq. m. (730.76 sq. ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and to responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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