



Bittern Close, Hayes, UB4 9TL

Asking Price £275,000



Bittern Close, Hayes, UB4 9TL

This two-bedroom second-floor flat in Bittern Close, Hayes, is ideal for first-time buyers or investors. The property features a bright reception room, fitted kitchen, shower room, gas central heating, and double glazing throughout. With 120 years remaining on the lease and fixed service charges and ground rent for 25 years from 2025, it represents excellent value. Residents benefit from unallocated parking and close proximity to Yeading and Lombardy Retail Parks, as well as multiple bus routes and Southall Rail Station for swift connections to London Paddington. Local schools and green spaces add further appeal to this conveniently located home.

- Second Floor Flat
- Two Double Bedrooms
- Reception Room
- Kitchen
- Shower Room
- Brand new shower cubicle just fitted
- Double Glazing
- Un Allocated Parking
- Leasehold 120 Years Remanining
- Ground Rent Will Not Increase For Atleast 25 Years From 2025



INTERNALLY

This is a two-bedroom second-floor flat. The front door leads into hallway with doors leading off into the reception room with front aspect windows, two double bedrooms, fitted kitchen and family shower room. This property has loft space with ample room for storage. There is gas central heating and double glazing throughout.

EXTERNALLY

Unallocated parking.

LOCATION

Residents have access to a variety of shopping options. Yeading Retail Park is approximately 291 meters away, providing a range of retail outlets and services. Additionally, the nearby Lombardy Retail Park offers further shopping choices, including supermarkets, fashion stores, and eateries. There are multiple bus routes, including the 278, 427, 90, E6, and E9, service the area, providing convenient links to surrounding neighborhoods and central London. The nearest railway station is Southall Rail Station, located approximately 1.97 kilometers away, offering regular services to London Paddington and other destinations. Local schools include Yeading Infant and Nursery and Junior School 0.6 miles away, The Willows School 0.7 miles away, Tudor Primary School and Barnhill Community High School both a mile away.

ADDITIONAL INFORMATION

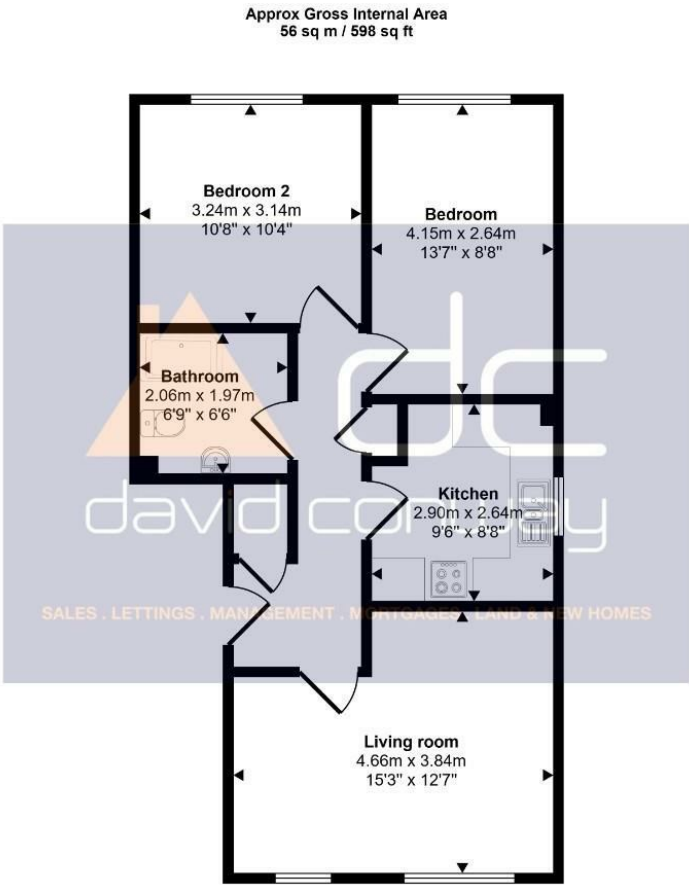
Council Tax Band C - £1,735.45
Leasehold 120 Years Remaining
Service Charge - £3,240.00 per annum
Ground Rent - £250.00 per annum (price fixed for 25 years)
(All above as as advised)

Council Tax Band: C

Leasehold



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

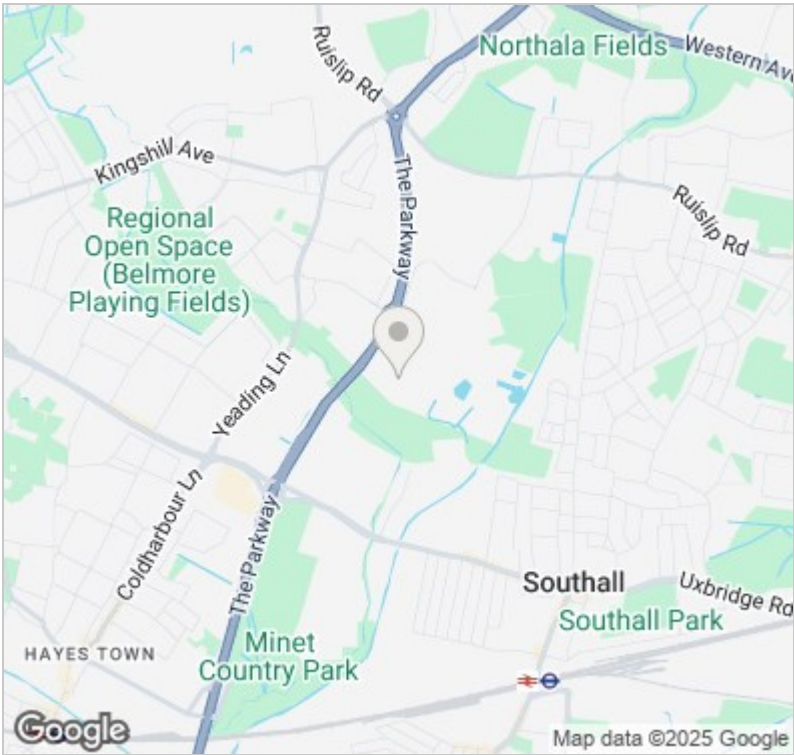
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

