







Pikestone Close, Hayes, UB4 9QT

- Ground Floor Studio Flat
- Allocated Parking Space
- No Ground Rent
- Fitted Air Conditioning Unit
- EPC Rating D
- Share of Freehold
- Private and Separate Garden (22ft x 19ft Approx.)
- No Service Charge
- NO CHAIN!
- Council Tax Band B

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Asking Price £175,000

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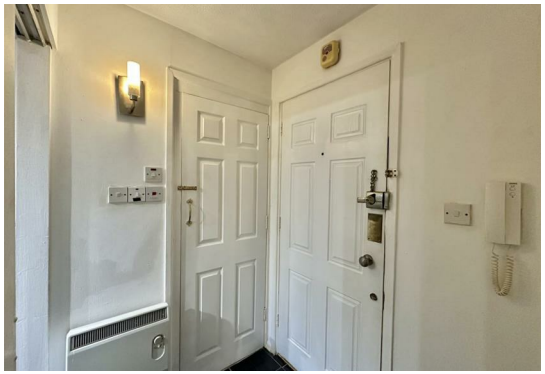
DESCRIPTION

SHARE OF FREEHOLDPRIVATE & SEPARATE GARDEN**ALLOCATED PARKING** Situated on Pikestone Close in Yeading is this rarely available, studio apartment which has its own private garden! The property is situated on the ground floor and also has the added benefit of allocated parking, fitted wardrobes and a fitted air conditioning unit!

The property is great for first time buyers looking to step onto the property ladder or could work for a long term buy to let investment with a potential gross yield of 7.1%. The property also holds a share of freehold which is a great incentive for its new owners - Includes an 81 year lease that can be readily extended under the share of freehold agreement.

Situated in a popular residential cul-de-sac in Yeading, Pikestone Close is ideally positioned for convenient access to a range of local amenities, schools and transport links. The property is within easy reach of Hayes, Southall and Hillingdon, with a variety of shops, supermarkets, restaurants and everyday facilities available nearby. Excellent transport connections provide easy access to surrounding areas, with Hayes & Harlington Station offering Elizabeth line services into Central London and Heathrow. The area also benefits from a number of local parks and green spaces, making it a practical and well-connected location for families, commuters and first-time buyers alike.









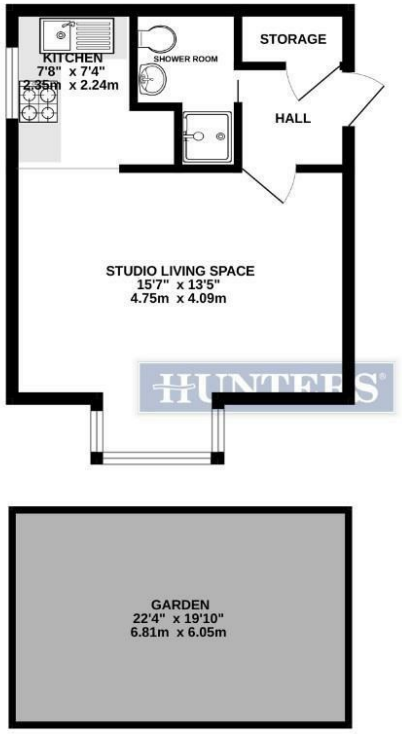



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GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 296 sq.ft. (27.5 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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Viewings

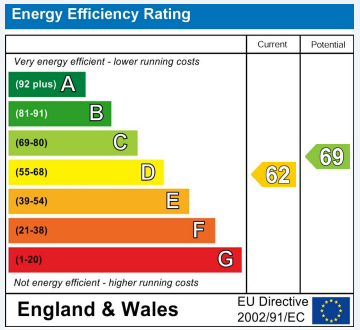
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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