

LOT

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## Flat 6 Legion House, Uxbridge Road, Hayes, Middlesex UB4 0RP

**Guide Price: £190,000\***

**Newly converted one bedroom apartment**



This newly converted flat forms part of a development on the Uxbridge Road in Hayes. The property is within easy access of Hayes Town Centre which is of course on the Crossrail route. The flat offers an excellent finish with contemporary high gloss kitchen and integrated appliances. The flat benefits from double glazing, central heating, video entry phone and the added security of being within a gated development. This property offers one bedroom accommodation and will be of interest to investment purchasers and owner/occupiers. It is sold with full vacant possession and has a 10 year build warranty.

### ACCOMMODATION

Living Room, Kitchen, Bedroom, Bathroom, approximately 45sq m overall

### TENURE

Leasehold – new lease of 155 years with £200 Ground Rent.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band To Be Assessed.

### VIEWING TIMES

By appointment through Joint Auctioneers  
Rolfe Residential, 860 Uxbridge Road, Hayes,  
Middlesex UB4 0RP 0208 573 7320



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN