



**Signal Building
Station Approach
Hayes
Greater London
UB3 4FG**

Offers In Excess Of £354,000

bettermove

Station Approach Hayes

Bettermove are proud to present this 2 bedroom flat in Hayes.

The property benefits from double glazing, heating throughout and has off street parking available via the allocated space in underground car park.

The council tax band is C.

This is a leasehold property with 189 years on the lease from 2007; the ground rent and the service charge is £330pcm which includes hot and cold water, heating and buildings insurance.

The interior of this beautifully presented property comprises a spacious open plan living/dining room and fitted kitchen, 2 bedrooms and shower room.

Located in the popular town of Hayes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A312, Hayes & Harlington train station and many local bus routes.

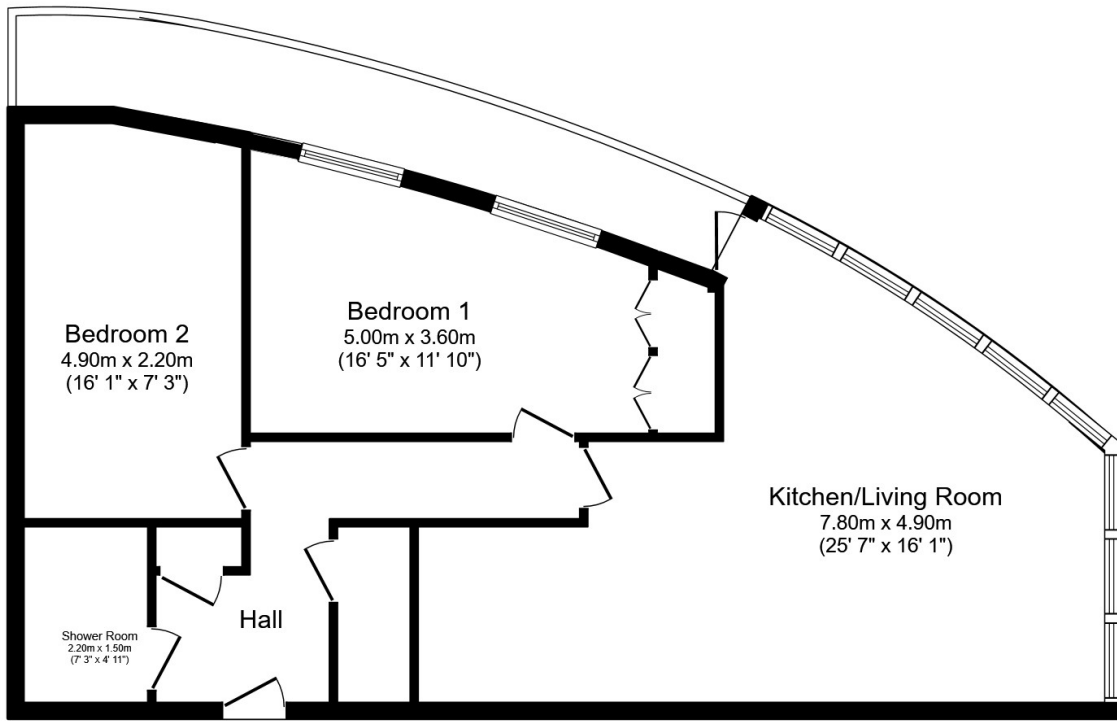
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

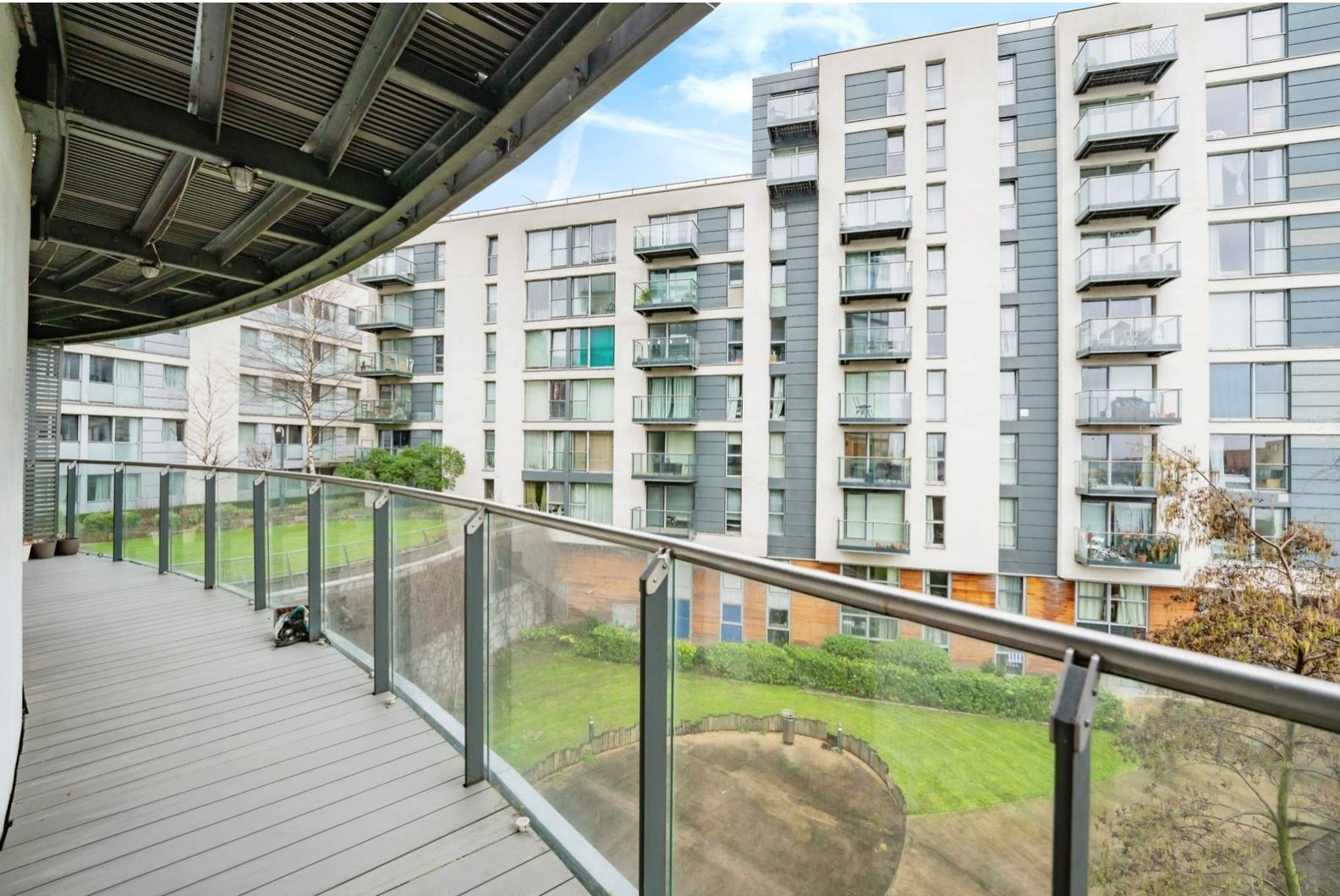




Total floor area 79.6 sq.m. (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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