



**Melbourne House, Hayes
UB4 9LL**

£1,600

EPC Current Band: C

DEPOSIT ALTERNATIVE AVAILABLE

A well-presented two bed flat comprising; a spacious lounge, fully fitted kitchen with appliances, two sizeable double bedrooms and a modern bath suite with separate WC.

Further benefits include double glazed windows & doors, gas central heating and a private balcony with far reaching views.

Located off Yeading Lane with local bus links to Northolt, Hayes Town Centre & Railway Station and Heathrow Airport.

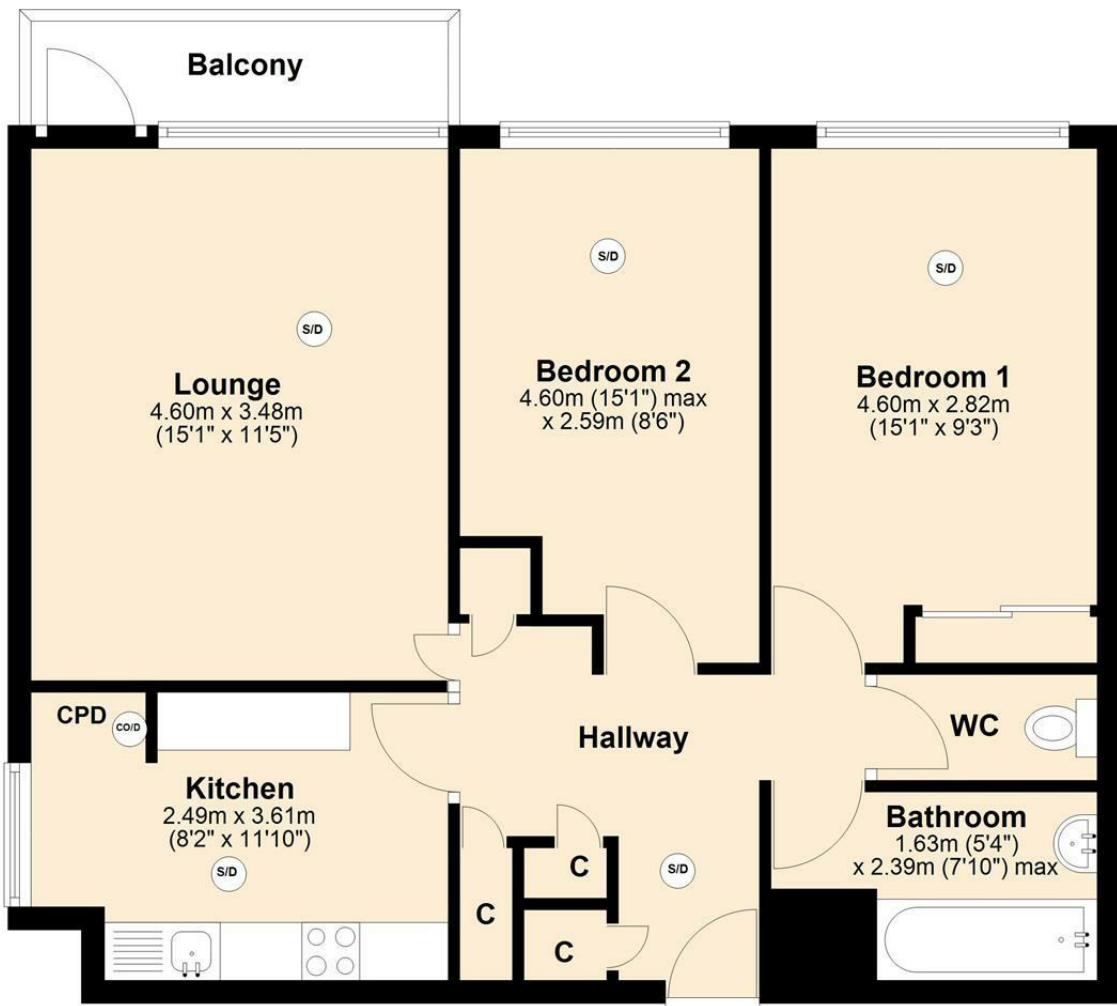
Ideally suited to a small family.

COUNCIL TAX: Band C

HOLDING RETAINER (equivalent to one weeks' rental) £360



Seventh Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.