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1279 Greenford Road  
Greenford, UB6 0HY

## **JOLLYS LANE, HAYES UB4 9NS** **£245,000 Leasehold**



### **PURPOSE BUILT FIRST FLOOR ONE BEDROOM FLAT**

The property is located above a small shopping parade, adjacent to Tesco supermarket. The Hayes bypass is within approximately ¼ mile, providing easy access to the M4 motorway and Heathrow Airport, and the A40 Western Avenue is within approximately one mile.

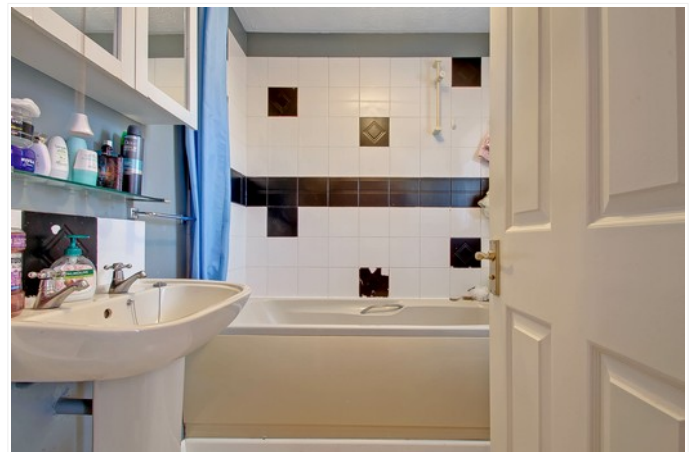
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* 19'7 RECEPTION ROOM \***

**\* LONG LEASE \***

**\* NO UPPER CHAIN \***

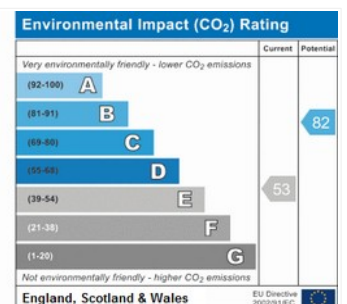
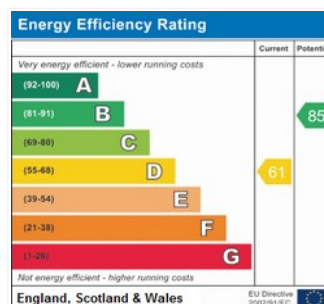


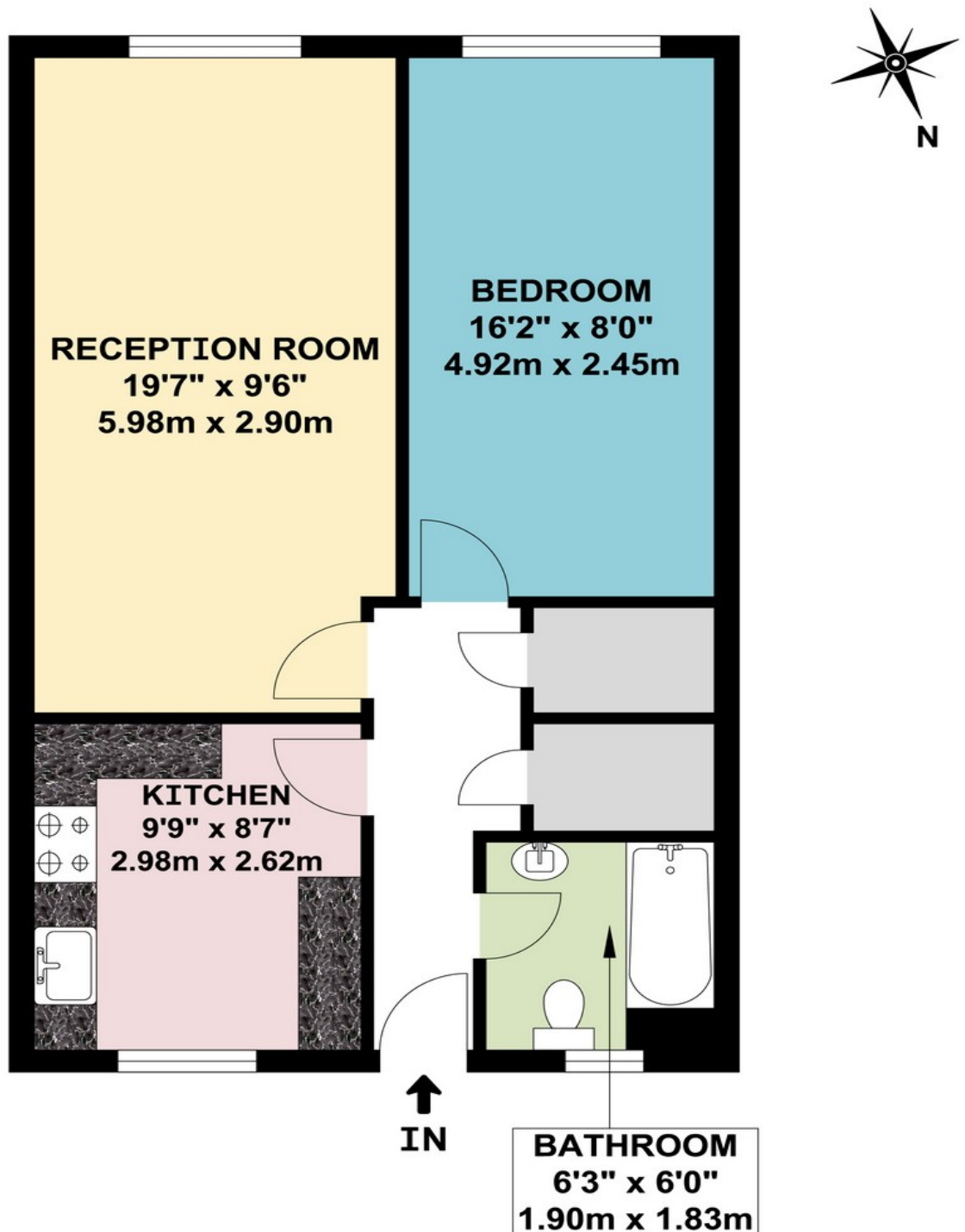


**Lease Information**

The property is held on Leasehold Tenure for a term of 999 years from 1<sup>st</sup> December 1994 at an initial ground rent of £100 p.a.

We are advised by the seller that the current service charge is £1020.00 per annum.





### FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 531.41 SQ. FT / 49.37 SQ. M

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

**VIEWING by appointment via PHILLIPS & CO: 020 8864 5678**

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