



## £150,000 Leasehold

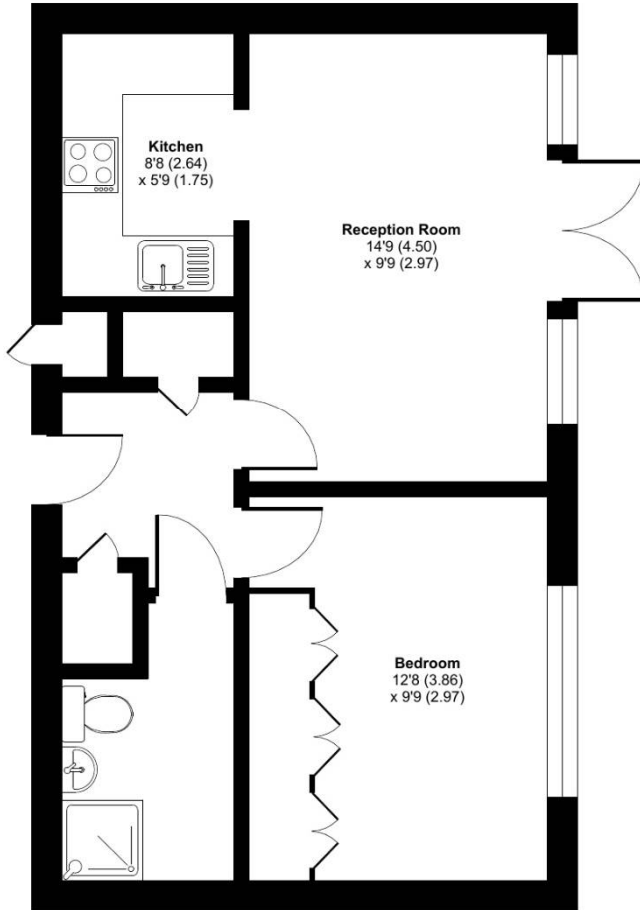
Westcombe Lodge Drive, Hayes, UB4

RETIREMENT APARTMENT!! Simple Estate Agent is delighted to present this charming one-bedroom, ground-floor flat in Westcombe Lodge, designed exclusively for those aged 55 and over. Located just off Uxbridge Road, this property offers convenient access to bus links, shops, and other amenities, making it an ideal spot for easy travel to various destinations. The flat boasts numerous benefits, including communal areas where residents can socialize, well-maintained gardens perfect for enjoying fresh air and sunshine, and ample parking. Additionally, 24-hour warden assistance ensures peace of mind. The flat is in immaculate condition and ready for you to move in. Don't miss this opportunity to own a beautiful retirement property. Call us now to make it yours.

# Westcombe Lodge Drive, Hayes, UB4

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Approximate Area = 448 sq ft / 41.6 sq m  
For identification only - Not to scale



GROUND FLOOR



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1108730

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 25 sec (269 ft) ? Take Uxbridge Rd/A4020 to Angel Ln 7 min (1.9 mi) ? Take Morgan's Ln to Uxbridge Rd/A4020 in Hayes End 1 min (0.3 mi) Turn right onto Uxbridge Rd/A4020 ? 40 sec (0.2 mi) Turn left onto Westcombe Lodge Dr Restricted-usage road ? 10 sec (98 ft) UB4 8HQ Westcombe Lodge Dr, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.