



## £185,000 Leasehold

Yeading Court, Masefield Lane, Hayes, UB4

LONG LEASE! Simple Estate Agents present to the market this first floor studio apartment located just off Yeading Lane. The property benefits from own entrance, large living space, separate kitchen and long lease to name a few. The property is located close to local shops, bus stops and other local amenities. This would be a great buy to let investment for a seasoned landlord or someone looking for their first investment...

# Yeading Court, Masefield Lane, Hayes, UB4

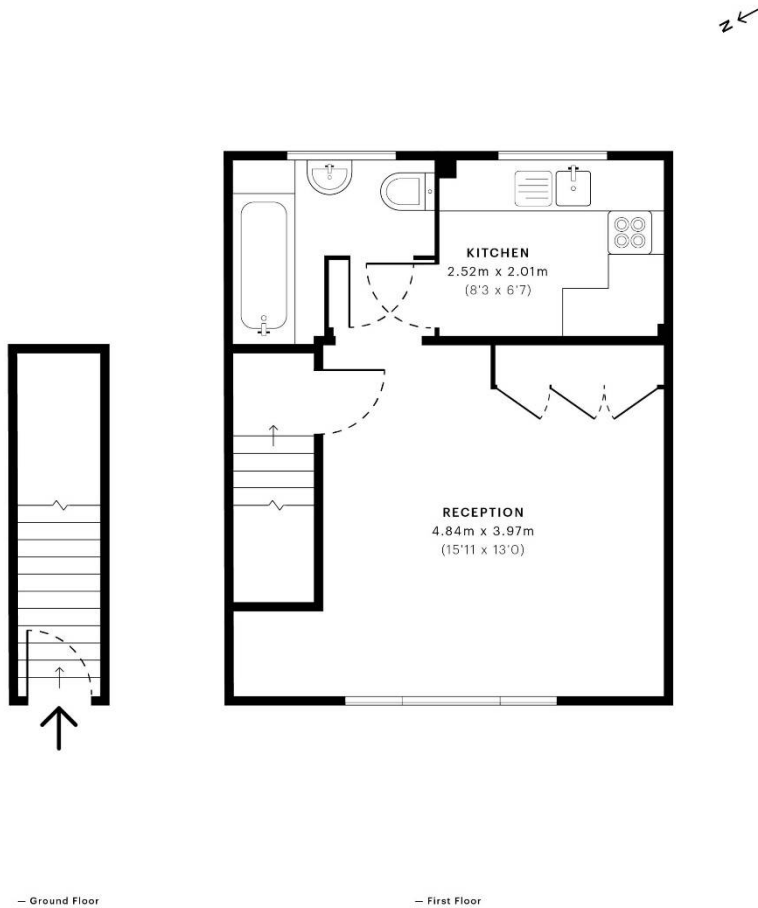


Yeading Court, UB4

CAPTURE DATE 18/02/2022 LASER SCAN POINTS 1,017,716

GROSS INTERNAL AREA

32.16 sqm / 346.17 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
32.16 sqm / 346.17 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
29.32 sqm / 315.60 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 31.23 sqm / 336.16 sqft  
IPMS 3C RESIDENTIAL 30.17 sqm / 324.75 sqft  
SPEC ID: 620cdf4c4dbbd30da845c436

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>		
(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 Head north-east towards Hunters Grove 138 ft  
Turn left onto Hunters Grove 128 ft Turn right onto Coldharbour Ln 0.6 mi  
Continue straight to stay on Coldharbour Ln 315 ft Continue onto Yeading Ln 0.8 mi  
Turn left onto Masefield Ln Destination will be on the right 233 ft UB4 9AJ 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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 WHATEVER IN RELATION TO THIS PROPERTY.