



**Cardinal Building, Station Approach, Hayes, UB3**

Guide Price £235,000

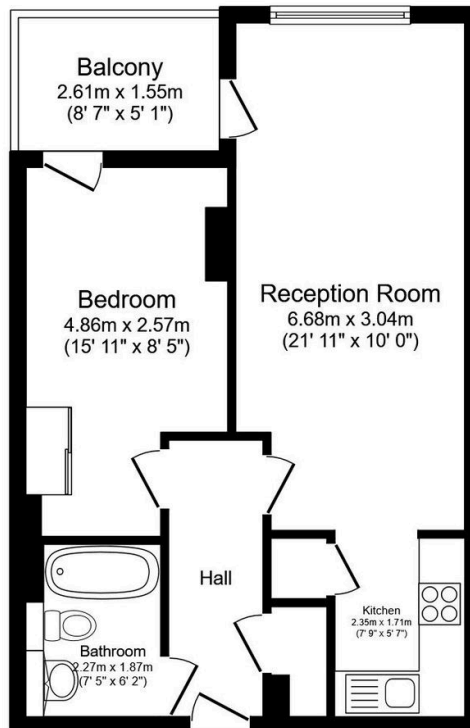
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**ONE BEDROOM - ONE BATHROOM - 24HR CONCIERGE - GYM / SWIMMING POOL - LEASEHOLD-ALLOCATED PARKING - CHAIN FREE**

Henry Wiltshire are pleased to present this one bed purpose built apartment located on the second floor of Cardinal Building. The apartment comprises of a open plan living room and fitted kitchen with built in fridge freezer, cooker, oven, and dishwasher. the property also offers a private balcony, double bedroom, and family bathroom. As a optional extra, residents will have access to gym facilities including Pool, Jacuzzi, Sauna, and Steamroom. 24hrs concierge for added security and convenience.

- Double Bedroom
- Fitted Kitchen
- 24hr Concierge
- Chain Free
- Service Charge - £4,678 pa
- Modern Bathroom
- Balcony
- Lift Access
- Lease - 983 years
- Ground Rent - £175 pa



Total floor area 47.4 m<sup>2</sup> (511 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](http://www.focalagent.com)