



226 Yeading Lane, Hayes

- Two bedrooms Apartment
- Two bathrooms
- Open plan
- Allocated parking
- Gated development
- Vacant possession
- En suite to master bedroom
- Private balcony
- No onward chain
- EPC Rating B

Asking Price £274,950



Tenure: Leasehold

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DESCRIPTION

COMING SOON.....Hunters Estate Agents bring to the market this spacious two bedroom, two bathroom ground floor apartment situated in a popular development, Meridian Court. The property has the benefit of having no onward chain and is ideal for first time buyers wanting to get onto the property ladder or an investment purposes.

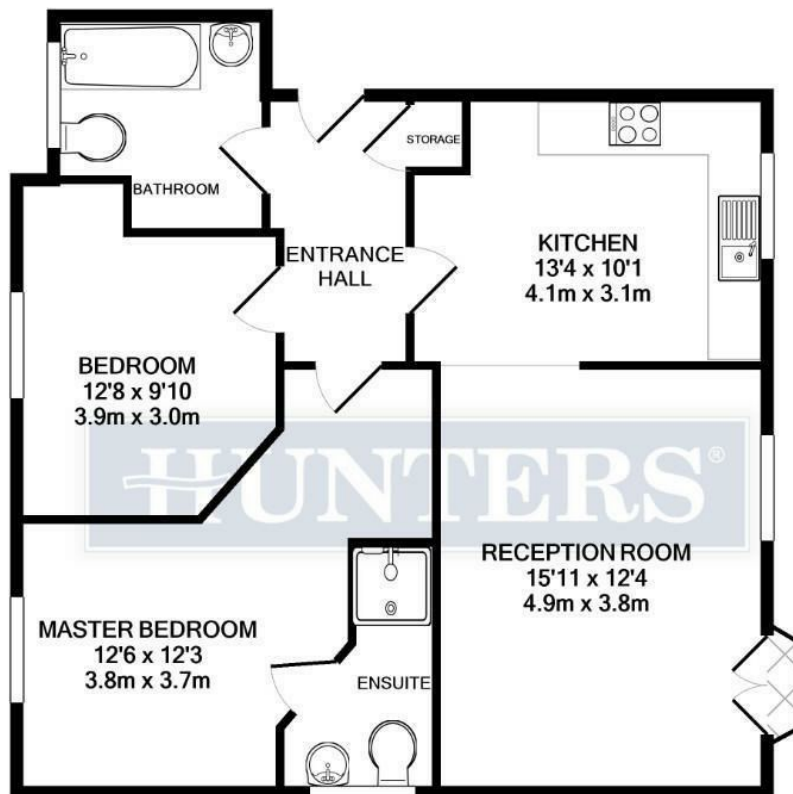
The property comprises an entrance hall, two double bedrooms, two bathrooms (en suite to master bedroom), reception room with modern fitted kitchen. Externally there is allocated parking along with visitors spaces and communal entrance with entry phone system.

Meridian Court is situated on Yeading Lane in North Hayes and is within walking distance to local amenities, transport links and large supermarkets such as Tesco's in the Yeading Marina. You are a short drive from the A312/A40 motorway links connecting you to surrounding areas along with Heathrow Airport and Stockley park.

INTERNAL PHOTOS TO FOLLOW

Viewings from the 1st November





TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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