

Station Approach, , Hayes, UB3 4FB

- Seventh Floor Executive Apartment
- Large Balcony with North/Easterly Views
- Family Sized Bathroom
- Gym, Spa and Dusk to Dawn Concierge
- Moments Away From Hayes & Harlington Station
- Open Plan Lounge and Kitchen with Integral Appliances
- Master Bedroom with En-Suite Shower-Room
- Two Allocated Parking Spaces
- EPC Rating: C
- Walking Distance to Hayes Town

Asking Price £300,000



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DESCRIPTION

CASH BUYERS ONLY - A spacious three bedroom seventh floor apartment in the much sought after High Point Village development in Central Hayes Town, conveniently located next to Hayes and Harlington Station.

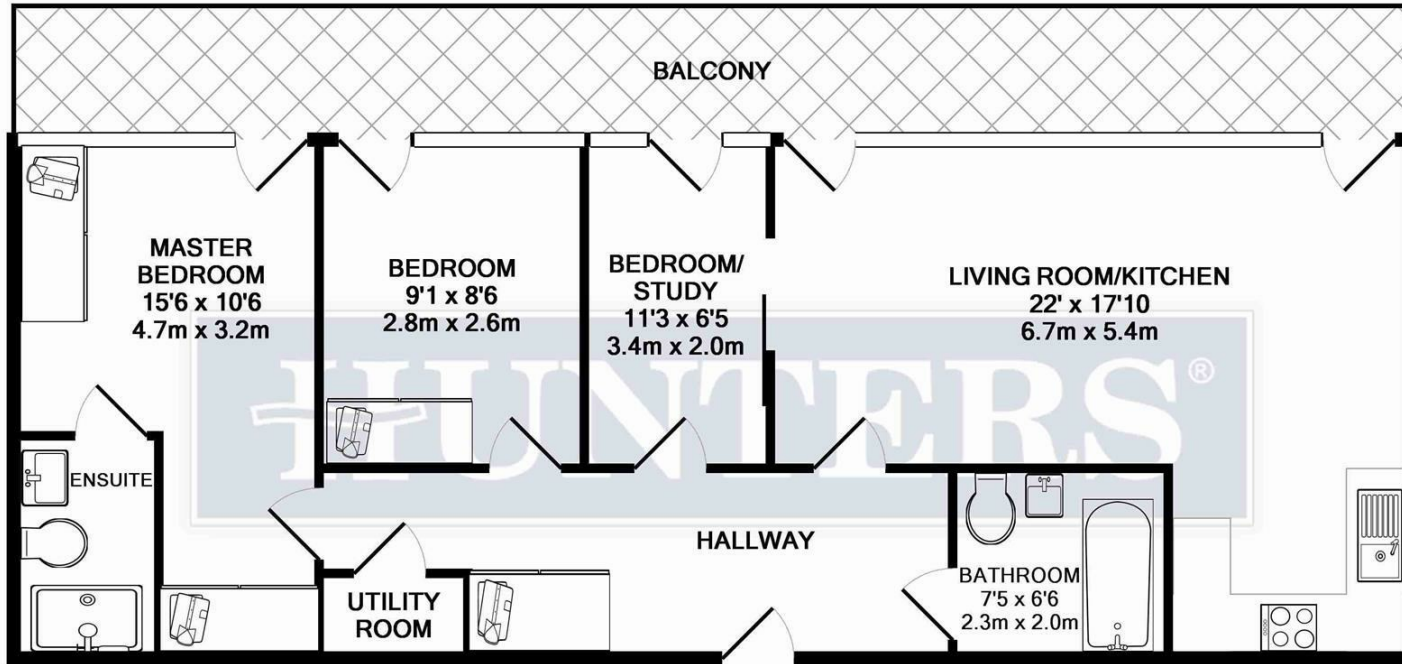
This executive residence overlooks the Grand Union Canal and boasts a spacious entrance hall which has a utility area and storage, master bedroom with fitted wardrobes and an en-suite shower-room, a second double bedroom also with a fitted wardrobe, family sized bathroom and a third bedroom which can also be utilised as a study room with direct access from the lounge. With ample natural light and space for dining the lounge is open plan with a fully fitted kitchen area incorporating gloss white units and integral appliances. The balcony runs the length of the lounge and has a north easterly view across the Canal and over the communal areas/concierge. Other benefits include floor to ceiling windows, communal gardens with play areas, dawn to dusk concierge and two an underground parking space as well as access to the Gym and Spa areas.

This award-winning urban village features four interconnected landscaped gardens, a water feature and places to relax, a public square for events, retail and out-door dining and canal side walkway. Other features includes a 24hr concierge, secure video-entry phone system and gymnasium with swimming pool and dance studio.

The property would suit a wide spectrum of potential buyers including commuters, first-time and investment buyers. Hayes Town has a wealth of comprehensive shopping facilities and amenities along with schools and regular bus services providing routes to surrounding districts.







TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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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Viewings

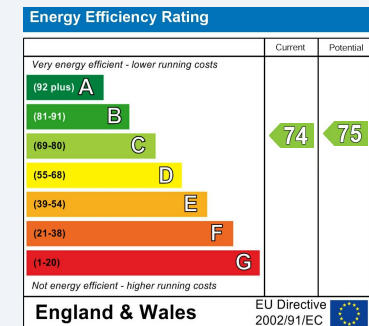
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

