



## Station Approach, Hayes

- Spacious Studio Apartment w/ Bed Area
- Moments Away from Hayes & Harlington Mainline Station
- Modern Fitted Kitchen & Shower Room
- Ideal First Time Buy or Investment Opportunity
- Long Lease of 900+ Years
- Private Balcony
- Access To On Site Gym, Pool & Spa Facilities
- EPC Rating: C
- Concierge Service
- Fifth Floor

**Asking Price £199,950**

**Tenure: Leasehold**

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# Station Approach, Hayes

## DESCRIPTION

A spacious studio apartment situated in the ever popular High Point Village development in the heart of Hayes Town. Situated in Navigation building, this property is set on the fifth floor and is perfect for first time buyers to buy to let investors.

The development offers a concierge service for residents, gym facilities along with spa and pool access. The property itself comprises separate foldaway bedroom area, modern fitted kitchen with integrated appliances, shower room and sitting area. Outside the property has its own private balcony and access to the communal gardens within the development.

Situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the Elizabeth Line. Also providing easy access to the M4/M25 and Heathrow making this five star development a commuters paradise. With the added convenience of being within walking distance to a Tescos.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***



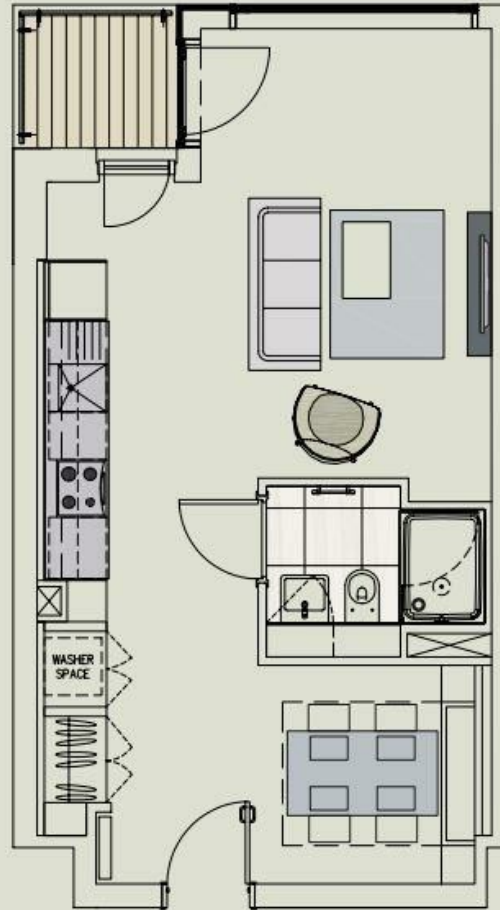
## STUDIO SUITE

Internal area: 8.91m (max) x 4.63m (max)

Apt. area: 39 sq m (420 sq ft)

Balcony: 2.2 sq m (23 sq ft)

**TOTAL AREA: 41.2 sq m (443 sq ft)**



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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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

## 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:

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