



99 Varcoe Gardens, Hayes, UB3 2FJ

- Second Floor Apartment
- 2 Bedrooms
- En Suite to Master Bedroom
- Sought After Development
- EPC Rating C
- Open Plan Living Dining & Kitchen Area
- Family Bathroom
- 1 Allocated Parking
- Secure Communal Entrance
- Available To View Immediately

Asking Price £315,000

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Situated in Varcoe Gardens, a Barratts built development in Hayes End, is this spacious apartment being offered for sale in Centurion House. Varcoe Gardens is a quiet residential development and is perfect for first time buyers looking to get on to the property ladder.

This well presented second floor apartment includes an open plan living/dining area, a modern fitted kitchen with integral appliances, two bedrooms, one of which includes an en suite, and a family bathroom/wc. Externally, there is a communal terrace at the top of Centurion House along with communal gardens within the development and a secure communal entrance.



The property is conveniently located off Judge Heath Lane, the U4 bus route provides convenient access to Hayes & Harlington Station which now services the Elizabeth Line and is less than 2 miles away. Other amenities on offer include supermarkets, restaurants, botwell sports and leisure centre as well as Barra Hall Park. In addition, the location of this property provides good commuter access to Stockley Business Park which incorporates an array of Blue Chip companies and is only a short 5 mile bus ride away from the main terminals at Heathrow Airport.

****PLEASE NOTE THESE PHOTOS WERE TAKEN IN 2023 PRIOR TO AN ONGOING TENANCY AGREEMENT****

Lease Remaining 140 Years
Ground Rent Per Annum £278
Service Charge Per Annum £1,800

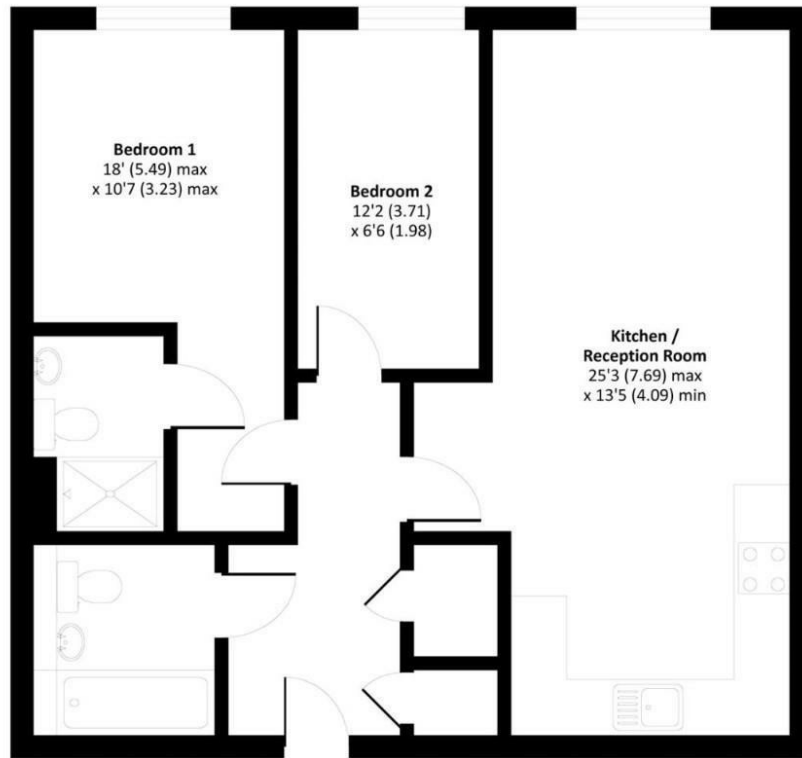


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Centurion House, Varcoe Gardens, Hayes, UB3 2FJ

Total gross internal area = 688 sq ft / 63 sq m (Includes Restricted Head Height)



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Viewings

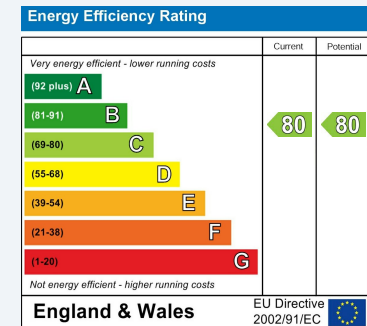
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

