



## Fawn House, Albacore Way, Hayes

- Ground Floor Apartment
- Large Master Bedroom
- Modern Bathroom Suite
- Open Plan Living
- Popular Residential Development
- Own Private Terrace/Garden
- Communal Gardens
- Modern Fitted Kitchen
- Allocated Parking Space
- EPC Rating: B

**Asking Price £245,000**

**Tenure: Leasehold**

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# Fawn House, Albacore Way, Hayes

## DESCRIPTION

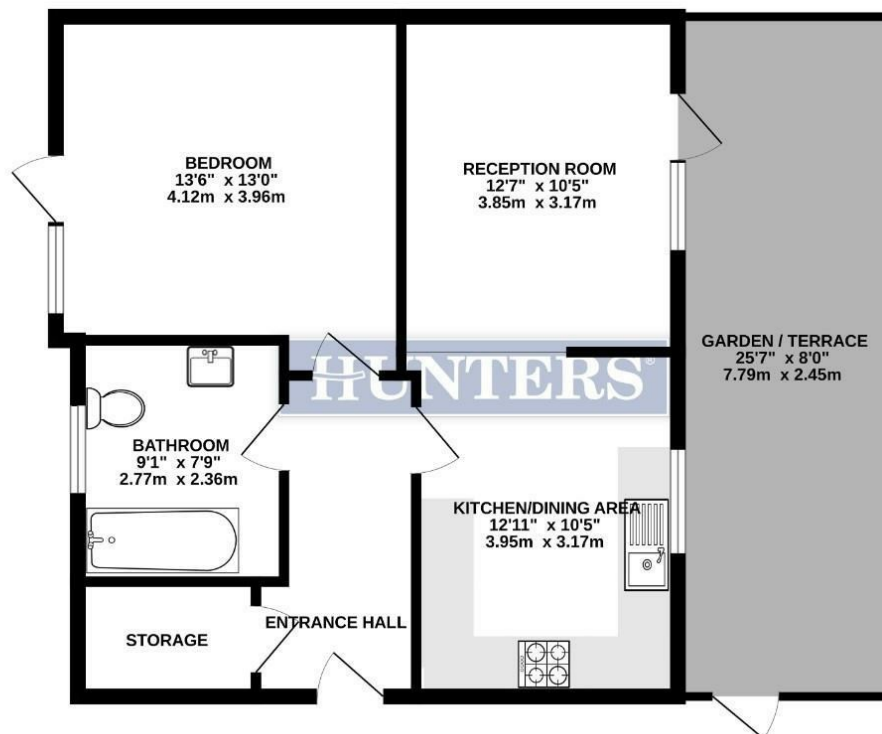
A generously sized, ground floor one bedroom apartment being offered for sale in Fawn House on Albacore Way, Hayes. The property is situated within a popular, residential development named Holmsgate Place offering privacy and security for residents.

The property comprises entrance hall, large storage cupboard, modern bathroom suite with window, large master bedroom with access to the communal garden, reception room and modern fitted kitchen/dining area. Outside the property has its own private terrace/garden along with an allocated parking space.

Albacore Way is a modern development situated in Hayes Town just off Church Road. You are within close proximity to bus links, local schools and amenities. The Uxbridge Road and Hayes Town amenities are within easy reach along with the Hayes and Harlington Train Station now servicing the Elizabeth Line. The A312/A40 is driving distance providing further access to Heathrow,, Inner & Outer London.



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metreplan 6/2024

## 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                    | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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                             | EU Directive 2002/91/EC |           | England & Wales                                                 | 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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