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2 2 1 B

Spa House, Varcoe Gardens, Hayes

Offers In Excess Of £285,000



Situated in a popular residential development in Hayes End is this spacious, second floor flat being offered for sale in modern condition throughout. The property is situated in Spa House on Varcoe Gardens and is perfect for first time buyers or buy to let investors.

This well presented second floor apartment includes two storage cupboards, an open plan living/dining area, a modern fitted kitchen with integral appliances, two bedrooms with bespoke fitted wardrobes, one of which includes an en suite, and a family bathroom/wc. Outside there is an allocated parking bay for this property and there is also a communal residents terrace on the roof of the building. The building also has had the recent benefit of a brand new intercom system fitted.

Located just off Judge Heath Lane, the U4 bus route provides convenient access to Hayes and Harlington Station which now services the Elizabeth Line. Other amenities on offer include supermarkets, food outlets, Botwell Green 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.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
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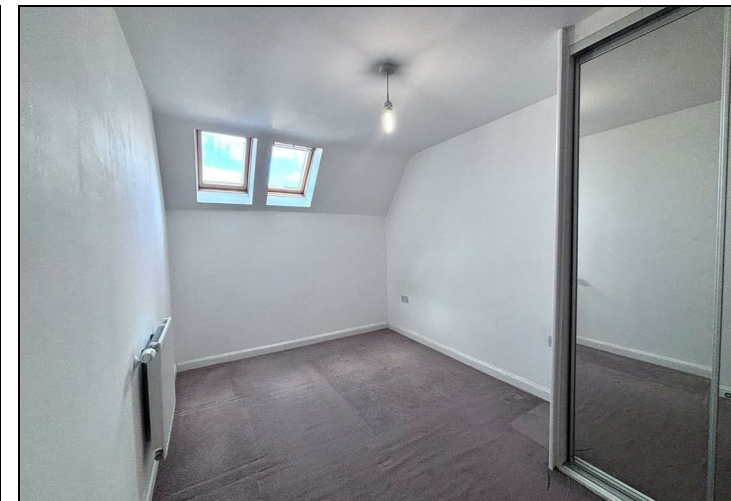


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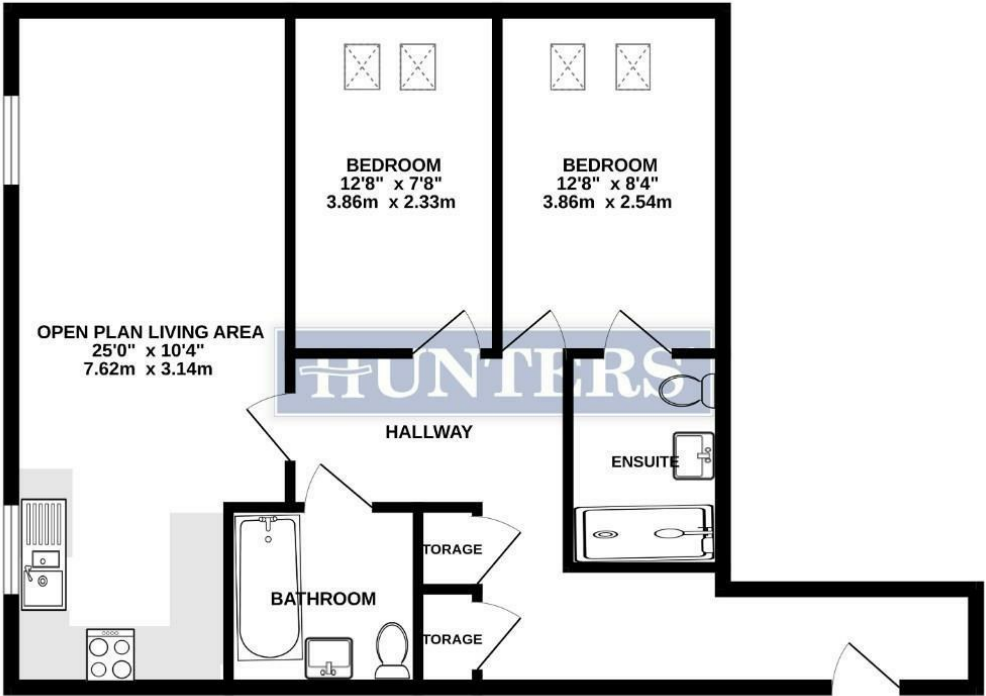
KEY FEATURES

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





GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.
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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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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