



34 Blyth Road, Hayes, UB3 1FF

- Modern Built Apartment
- Open Plan Living Area
- Great Condition
- Close to Amenities, Schools & Transport Links
- Viewing Advised
- Two Bedrooms
- Two Bathrooms
- Private Separate Balcony & Juliet Balcony to Bedroom
- EPC: B
- Allocated Parking Space

Asking Price £400,000



34 Blyth Road, Hayes, UB3 1FF

Situated in a modern, sought after development just moments away from Hayes and Harlington mainline station is this immaculate, two bedroom, two bathroom apartment on the third floor. The property was built in 2021 by the renowned Bellway Homes and offers spacious, light filled accommodation throughout.

The property comprises entrance hall, double storage unit with space for shelving and a washing machine, modern three piece bathroom suite, open plan reception room incorporating a modern fitted kitchen with integrated appliances, spacious second bedroom and a master room with en suite shower room. Outside the property benefits from a private balcony with an easterly facing view along with communal gardens on the first floor for residents. You also have the added benefit of an underground, gated car park for one car. The building is securely looked after with modern entry communication systems at each entrance point along with a concierge service running from 7am - 7pm from Monday - Friday.

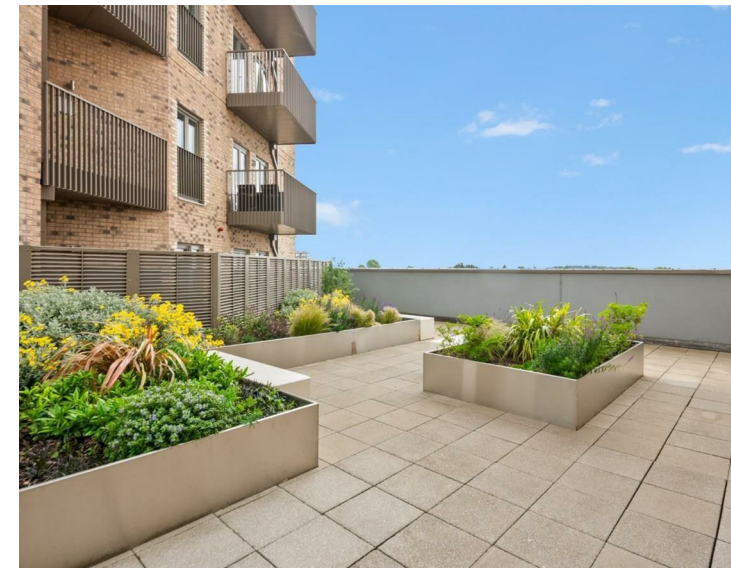
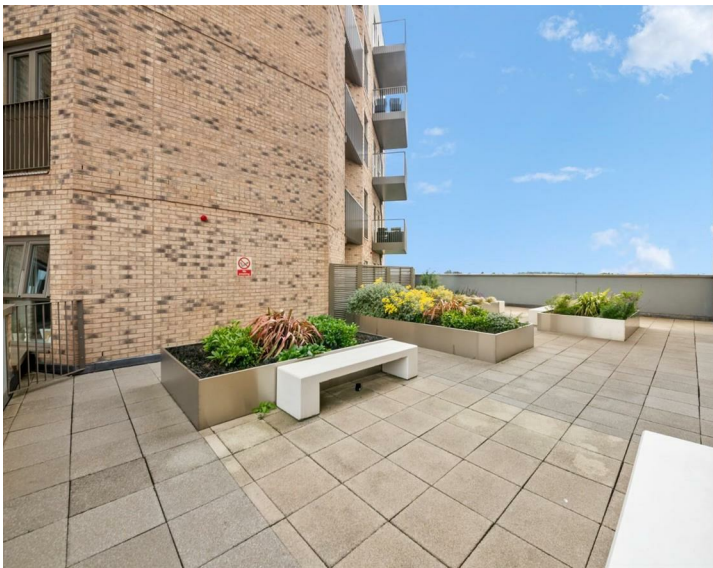
Bluenote apartments is situated within the fast-emerging business hub of Hayes. Seamless transport links mean it is equally well-connected to Heathrow Airport, some of the most prosperous business areas, the M4 corridor and Central London. Heathrow Airport can be reached in just 6 minutes via the Heathrow Connect service and 12 minutes via regular direct rail services. London Paddington is only 20 minutes away by rail, where connections with a number of Tube lines can be made. Crossrail also operates through Hayes and Harlington station meaning a direct journey to the west end of London will take approximately 20 minutes.

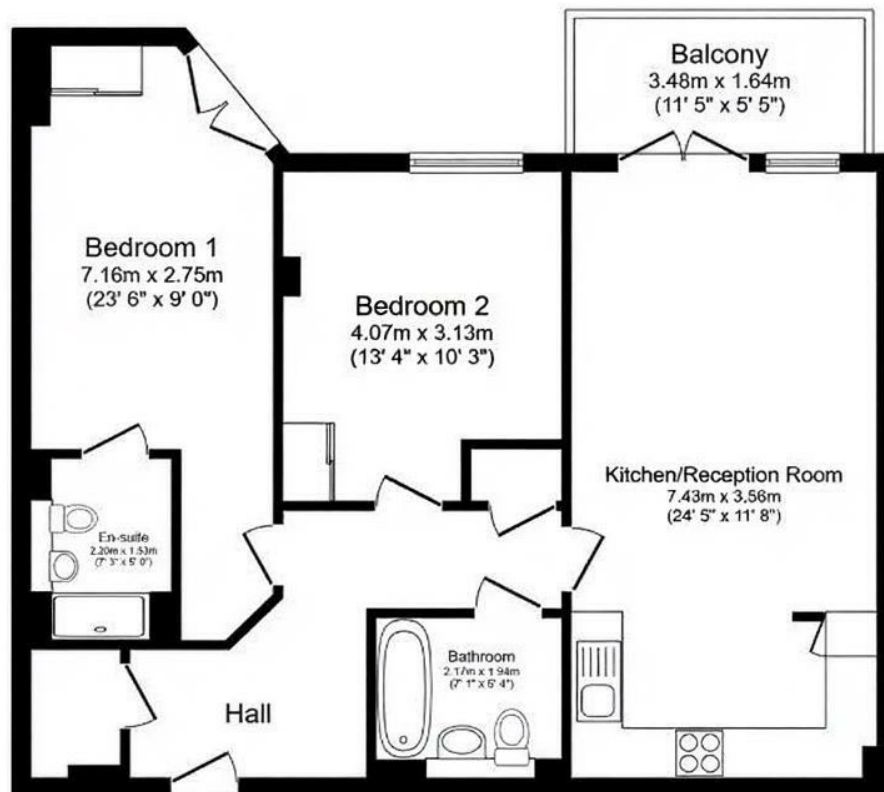
Additional key features:

- Gym within 1 min walking distance
- Concierge and mail-room
- Secured residential bike storage
- Residential Communal Gardens
- Access to private communal gardens on the fourth floor for residents only
- Excellent Transport Links - just 0.1 mile to Hayes & Harlington train station which offers the Elizabeth Links



34 Blyth Road, Hayes, UB3 1FF





Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Gibbs Gillespie Lettings Limited. Powered by www.focalagent.com

Viewings

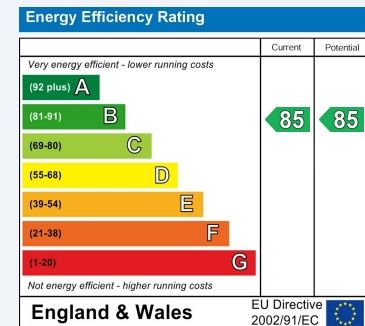
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.