



Bluenote Apartments, Blyth Road Hayes, UB3 1FF

- Modern Built Apartment
- Open Plan Kitchen & Reception Room
- Great Condition
- Allocated Parking
- Viewing Advised
- Two Bedrooms
- Two Bathrooms
- Private Separate Balcony & Juliet Balcony to Bedroom
- Close to Local Amenities, schools and Transport Links
- EPC Rating: B

Asking Price £415,000

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DESCRIPTION

This well-presented modern-built apartment is situated within the popular Bluenote Apartments development. The spacious property offers two generously sized bedrooms and is maintained in great condition throughout, making it ideal for first-time buyers, professionals, or investors.

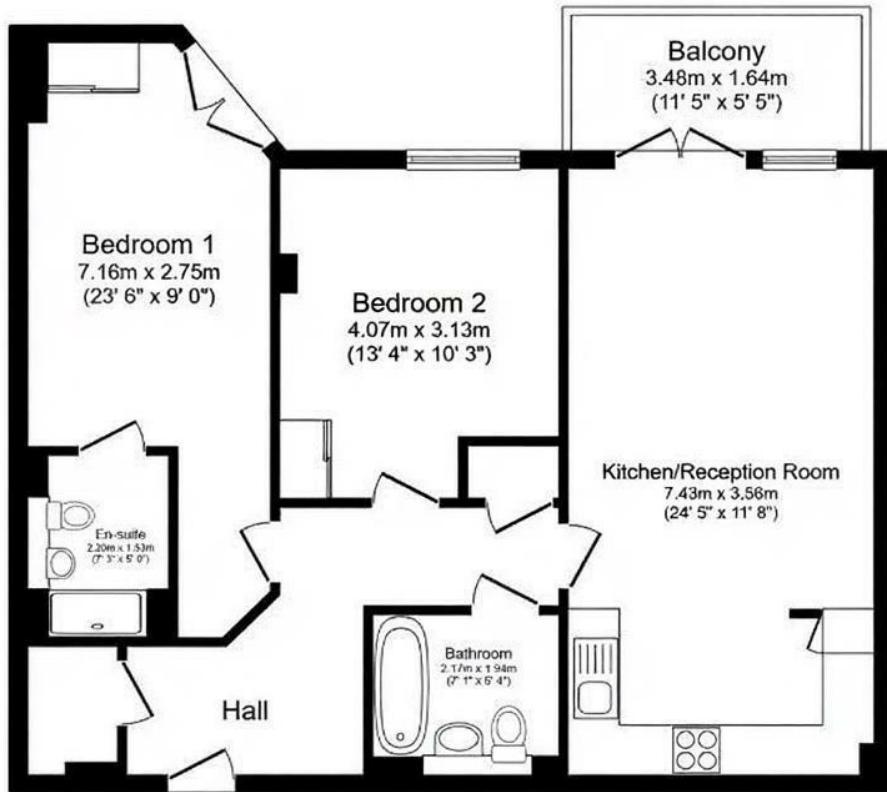
The apartment features a bright open-plan kitchen and reception room, designed for modern living and entertaining. There are two bathrooms, including an en-suite to the principal bedroom, providing both comfort and convenience.

Further benefits include a private separate balcony, as well as a Juliet balcony to the bedroom, allowing for plenty of natural light and outdoor space. The property also benefits from allocated parking, adding to the convenience of modern apartment living.

Ideally positioned in Hayes, the apartment offers easy access to a wide range of local amenities, including shops, cafés, and supermarkets, as well as highly regarded schools. Excellent transport links are close by, with Hayes & Harlington Station providing direct services into Central London and beyond, including access to the Elizabeth Line. Major road connections such as the A312, A40, and M4 are also within easy reach, making commuting and travel to Heathrow Airport convenient.







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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 85 | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.