



## £230,000 Leasehold

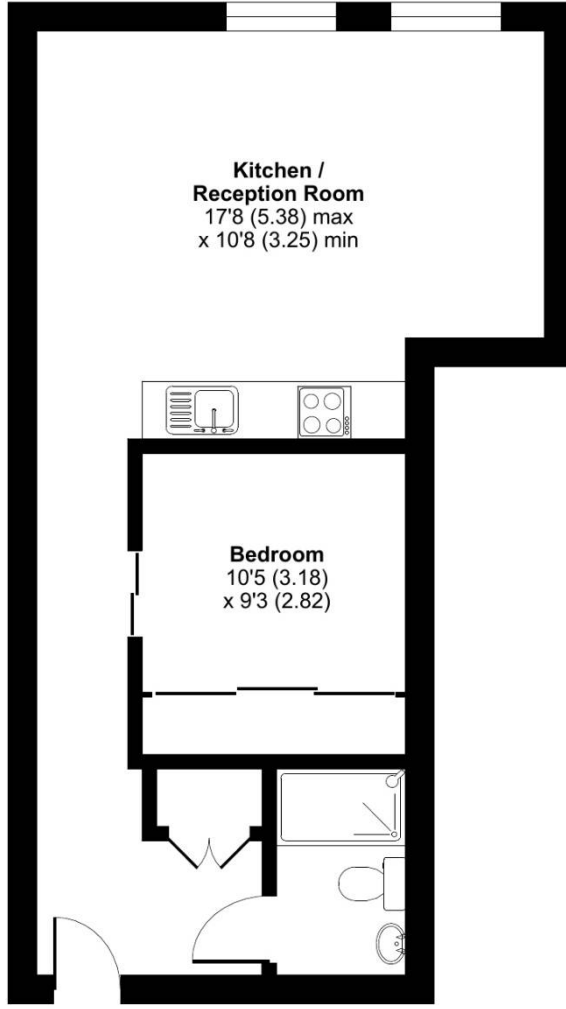
Mondial Way, Hayes, UB3

Simple Estate Agents present to the market this executive apartment, perfectly positioned near Heathrow Airport and convenient motorway connections. Enjoy a generous lounge seamlessly blending into a fitted kitchen adorned with laminate flooring, equipped with electric oven/hob, fridge/freezer, washer/dryer, and microwave. Find comfort in the double bedroom featuring fitted wardrobes, alongside a sleek modern shower room. Electric heating ensures cosy warmth throughout. Benefit from added security with a video entry system/intercom. Plus, secure underground parking for one car adds convenience to this exceptional living space.

# Mondial Way, Hayes, UB3

## Mondial Way, Harlington, Hayes, UB3

Approximate Area = 472 sq ft / 43.8 sq m  
For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1117841



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 24 sec (262 ft) ? Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) ? Follow Station Rd to High St/A437 5 min (0.8 mi) ? Continue on A437 to Bolton's Ln 6 min (1.8 mi) ? Drive to Mondial Way in Harlington 1 min (0.2 mi) UB3 5AR Mondial Way, Harlington, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.