



£310,000 Leasehold

Station Road, Hayes, UB34DS

HAYES TOWN! Simple Estate Agents present to the market this lovely two bed apartment located in Hayes Town. The property benefits from two double bedrooms, open plan lounge/kitchen, laminate flooring, electric heating and telephone entry system to name a few. The property is located a stone's throw from the shops, bus stops and Hayes and Harlington Station. This would be great for a first time buyer or buy to let investor....

Station Road, Hayes, UB34DS

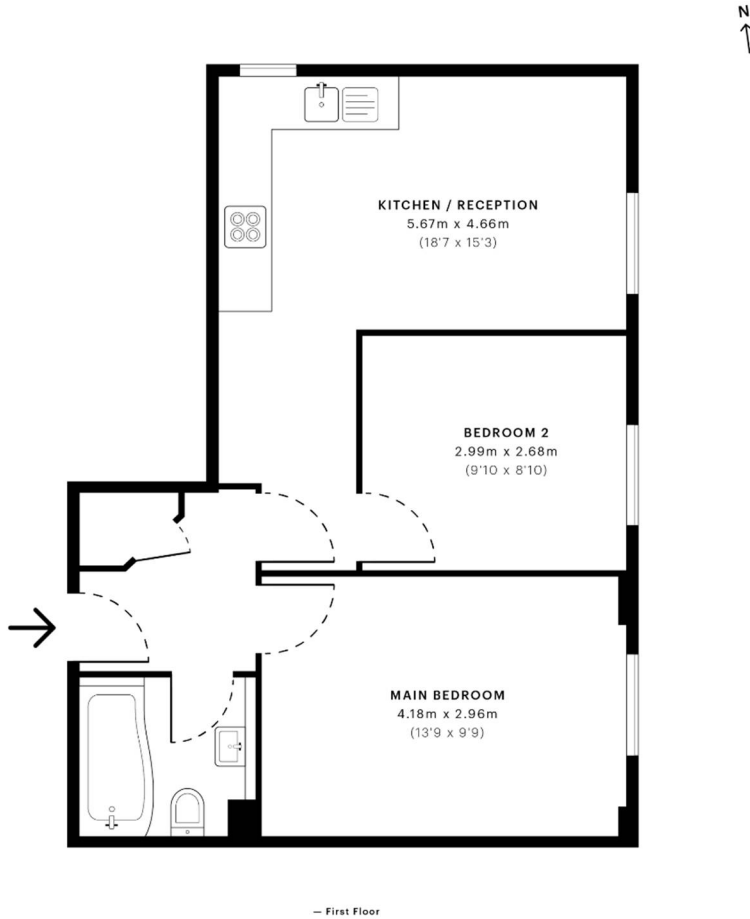


Station Road, UB3

CAPTURE DATE 02/07/2022 LASER SCAN POINTS 44,519,609

GROSS INTERNAL AREA

46.84 sqm / 504.18 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
46.84 sqm / 504.18 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
45.13 sqm / 485.78 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 46.84 sqm / 504.18 sqft
IPMS 3C RESIDENTIAL 45.26 sqm / 487.17 sqft
spec id: 62b986121b88a10de8018092

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

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 28 s (266 ft) Follow Coldharbour Ln and Botwell Ln to Nield Rd 2 min (0.4 mi) Follow Nield Rd to St Anselms Rd 2 min (0.3 mi) UB3 4DS Station Rd, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 WHATEVER IN RELATION TO THIS PROPERTY.