





Hiltons Estates brings to the market this 7th Floor Studio Apartment ideally located in Hayes, UB3. The property comprises an open plan living/kitchen/diner and modern spacious shower room. There is a Juliette balcony, lift access, and allocated parking space included.

Conveniently sited close to Hayes Town offering an ample array of local amenities as well as the supermarkets within walking distance. Furthermore, the apartment is a stone throw away from Hayes & Harlington Station connecting commuters to The City as well as the M4 and A40. Local reputable schools also fall within close proximity to the property. Lease 996years, Service Charge £2000pa, Ground Rent £250pa.



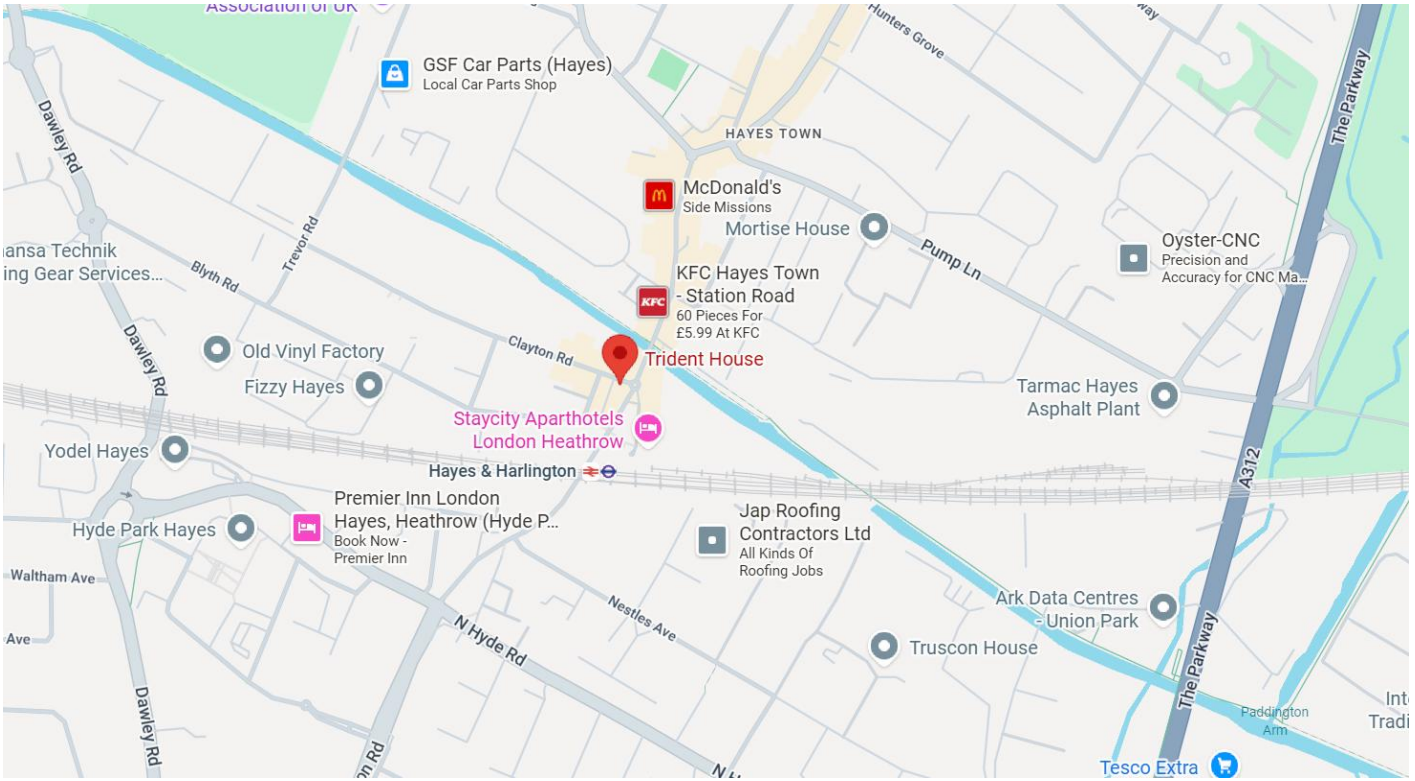
Studio apartment, 996 year lease

Ideally located in town centre and Crossrail

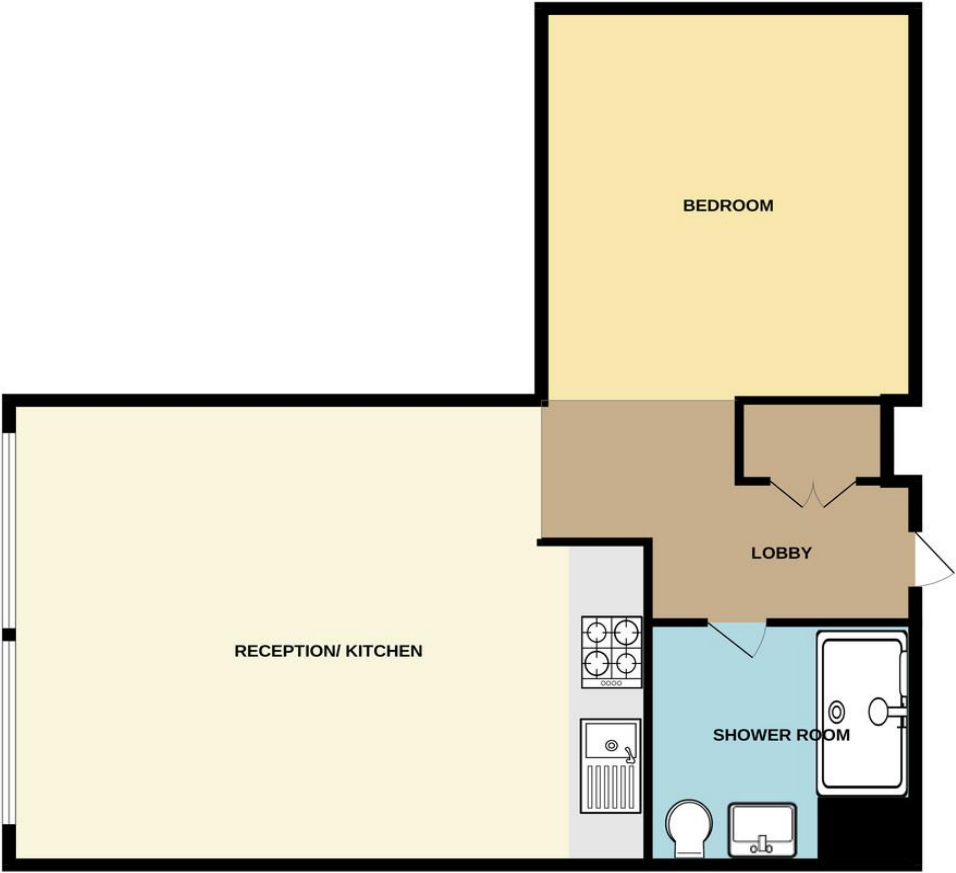
Brilliant for Couples, and Commuters

Ideal investment opportunity

Secure and Gated Allocated Parking, Rare for Town Centre



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 323 sq.ft. (30.0 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.