



**Marsh Court, Hayes, UB4 8FJ**  
**Guide Price £335,000**

**DBK**  
ESTATE AGENTS



## Marsh Court, Hayes, UB4 8FJ

### Guide Price £335,000

Introducing this modern first-floor apartment offered with NO ONWARD CHAIN!

The apartment features two well-proportioned bedrooms, a contemporary kitchen and a reception room complete with a Juliet balcony that provides a bright and airy space for relaxation and entertaining. The chic family bathroom adds a touch of elegance to your daily routine.

Additional benefits include allocated parking, a secure entry system and a 110 years lease enhancing both convenience and security.

With its modern design and prime location, this apartment is perfect for those seeking a blend of comfort and accessibility.

Sited on Uxbridge Road offering an array of local amenities and transport links to neighbouring towns as well as Hayes & Harlington Station being located within just over a mile and the A40/ M40 connecting motorists to The City and other towns. The property also lies with the catchment for local reputable schools.

## Key Features

- No Onward Chain
- Modern First Floor Apartment
  - Two Bedrooms
  - Kitchen
- Reception Room with Juliet Balcony
  - Chic Family Bathroom
- Allocated Parking + Visitors Parking
- Secure Entry System + Gas Central Heating
  - Approx. 110 Years Lease
- Prominent + Convenient Location



### Lease

100 years remaining

### Service Charge

£1,600 per annum (includes buildings insurance)

### Ground Rent

£300 per annum



GROSS INTERNAL AREA  
53.21 sqm / 572.75 sqft



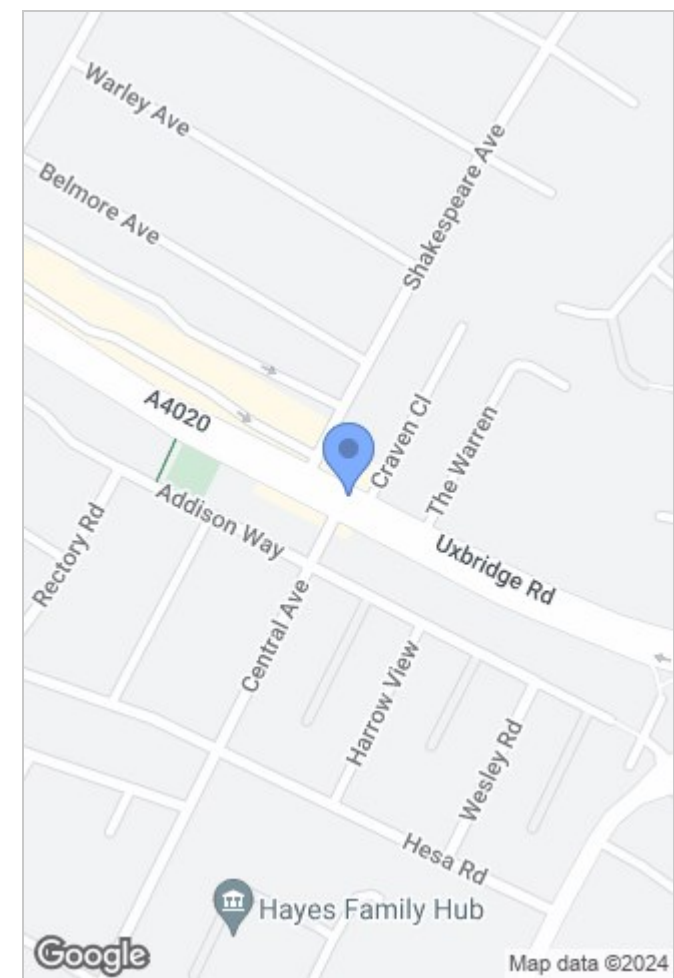
— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
53.21 sqm / 572.75 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
51.19 sqm / 551.00 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use areas under 1.8 m  
0.00 sqm / 0.00 sqft



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

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

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