



**HILTONS ESTATES**

**Uxbridge Road**

, Hayes, UB4 8FJ

- Chain-free modern first-floor apartment
- Two spacious bedrooms
- Bright reception with Juliet balcony
- Contemporary fitted kitchen

**Offers In Region Of £299,950**

EPC Rating '80'







## Property Description

Chain-free, modern two-bedroom first-floor apartment in a sought-after development in Hayes, UB4. Beautifully presented throughout, the property offers a bright reception room with Juliet balcony, a fully fitted kitchen, and a stylish family bathroom. Additional features include allocated and visitor parking, communal gardens, secure entry system, gas central heating, and a long lease of approx. 101 years. Ideally located on Uxbridge Road, close to shops, schools, amenities, and excellent transport links to Uxbridge, Hayes, and Ealing. Perfect for first-time buyers, commuters, and investors.

**LIVING ROOM 14' 4" x 10' 8" (4.37m x 3.25m)**

**KITCHEN 6' 98" x 6' 31" (4.32m x 2.62m)**

**BATHROOM 6' 10" x 6' (2.08m x 1.83m)**

**BEDROOM 1 14' 8" x 8' 55" (4.47m x 3.84m)**

**BEDROOM 2 14' x 6' 9" (4.27m x 2.06m)**

**HALLWAY 14' 22" x 3' 45" (4.83m x 2.06m)**



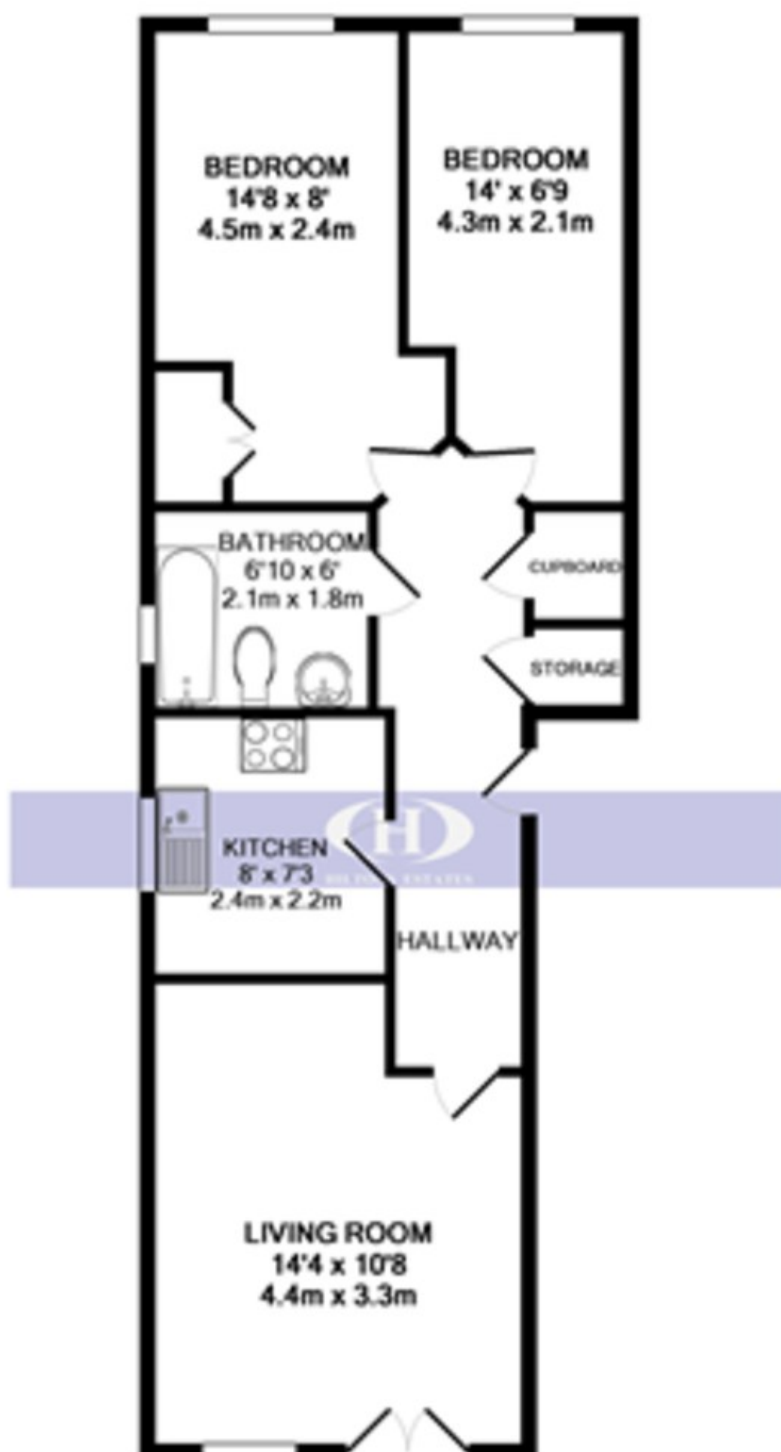




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
85-100	B		
65-84	C		
50-64	D		
35-49	E		
21-34	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		85	86



**TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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243 The Broadway  
Southall  
Middlesex  
UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)  
02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.