



Bluenote Apartments Blyth Road, Hayes UB3 1FF

welcome to

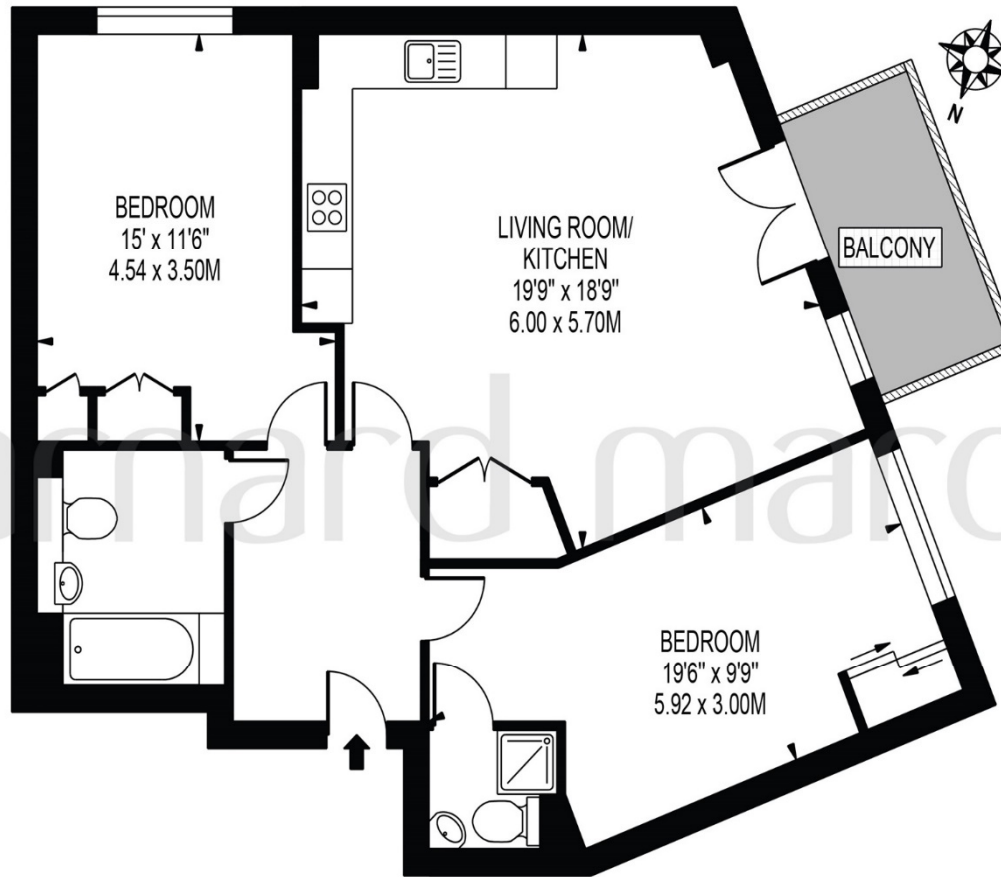
Bluenote Apartments Blyth Road, Hayes

Barnard Marcus are pleased to present this fabulously modern and unique two bedroom apartment located in a prime spot in Hayes. Situated on the former site known as 'The Old Vinyl Factory' this is a fantastic location just moments away from Hayes Town centre and Hayes & Harlington Station.



BLUENOTE APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 812 SQ FT - 75.48 SQ M



SIXTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus are pleased to present this fabulously modern and unique two bedroom apartment located in a prime spot in Hayes. Situated on the former site known as 'The Old Vinyl Factory' this is a fantastic location just moments away from Hayes Town centre and Hayes & Harlington Station.

The property benefits from two double bedrooms, en-suite bathroom, open plan living and kitchen with stylish units and appliances, finished off with parquet flooring throughout. This property further benefits from a private balcony and also comes with allocated parking, concierge, mailroom, and communal grounds for residents only. The property is truly immaculate and ultra-modern being part of the 'Bluenote Apartments' development, this is an ideal home for anyone looking for a modern stylish apartment with excellent transport links and amenities.

Located just 0.1 mile to Hayes & Harlington train station which offers the Elizabeth Line, access in to London is as easy as ever. Asda Hayes Superstore is 0.4 miles away, as well as a multitude of shops located in Hayes Town. This property is ideal for investors, professional couples looking to get on the property ladder.

welcome to

Bluenote Apartments Blyth Road, Hayes

- TWO BEDROOM
- TWO BATHROOMS
- PRIVATE BALCONY
- PARQUET FLOORING
- STYLISHLY MODERN
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO FELTHAM STATION
- NO CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113276



Property Ref:

FEL113276 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk