



## Gramophone Lane, Hayes, UB3 1FP

- Luxurious two bedroom apartment
- Moments from the Elizabeth Line
- Private balcony
- High specification
- Two bathrooms
- No onward chain
- Allocated parking space
- Fully integrated appliances
- Large double bedroom
- 842sqft (78.2sqm)

**Asking Price £475,000**

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**Description**

Stylishly appointed and generously proportioned, this impressive apartment boasts a very high specification and an abundance of natural light throughout.

**Accommodation**

Providing accommodation that briefly comprises of, superb open plan living space with access to the private balcony, the kitchen is fitted with a superb range of storage units and drawers, quartz worktops, Zanussi ceramic hob with stainless steel splashback and stainless steel extractor above, zanussi electric oven and additional Zanussi oven/microwave combi, Zanussi integrated fridge/freezer and washer/dryer, Zanussi integrated dishwasher, stainless steel sink with Fascino tap with clipped hose-spray extension, Fascino instant boiling water tap and integrated stainless steel soap dispenser.

There are two double en-suite bedrooms, with fitted wardrobes to the principle bedroom and a luxurious en-suite shower room that features a Fascino Smart Shower, vanity unit with integrated storage space and porcelain worktop with inset ceramic basin and Fascino digitally controlled Smart Tap. There is a superb en-suite bathroom to the second bedroom with an enclosed Fascino Smart Bath, vanity unit with integrated storage space and porcelain worktop with an inset basin and Fascino digitally controlled Smart Tap.

This impressive apartment boasts a high specification to complement modern life. Featuring an elegant design, open-plan living space, sleek kitchen units with integrated Zanussi appliances and luxurious bathrooms with smart technology.

**Outside**

There is a private balcony accessed from the living space. In addition the development has the benefit of a communal roof terrace.

A wider than average allocated parking space is located in the underground car park.

**Situation****Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: C

EPC rating: B

Lease: 996 Years

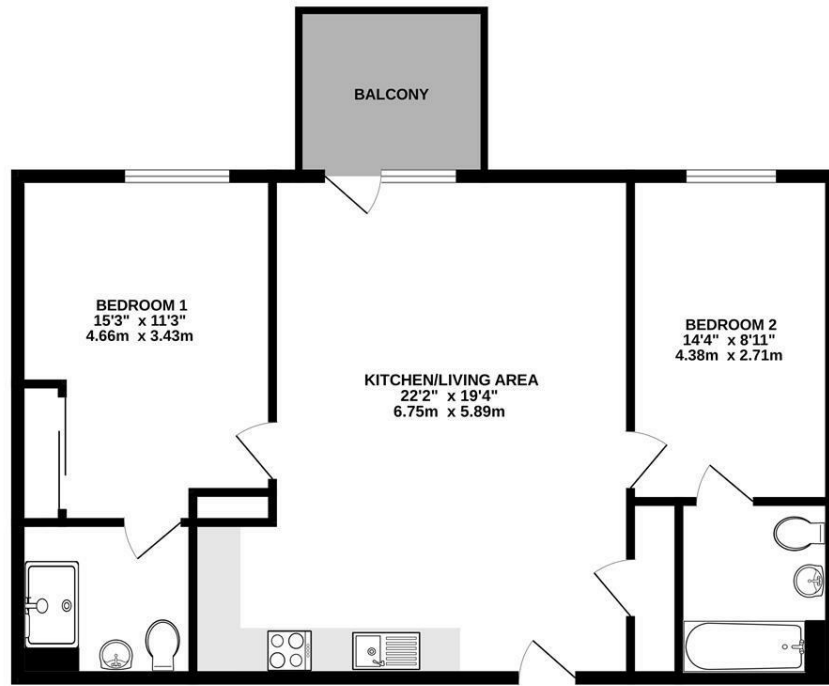
Service charge: Approximately £2,004.44 per annum

Ground rent: £0 per annum

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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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