

Station Approach

Hayes • Middlesex • UB3 4BQ
Guide Price: £240,000



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A beautifully presented one bedroom apartment situated in Vantage Building at High Point Village, just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the crossrail line. Offering easy access to the M4/M25 and Heathrow Airport this five star development is a commuters paradise with the added convenience of being within walking distance of a number of shops, banks and restaurants. The property is made up of an entrance hall with doors leading to the 21ft lounge/diner, 8ft kitchen, 12ft bedroom with fitted wardrobes and a modern bathroom. Outside there are communal gardens and allocated parking.

One bedroom apartment

Third floor

Moments from Hayes & Harlington

Modern development

Sought after location

21ft lounge/diner

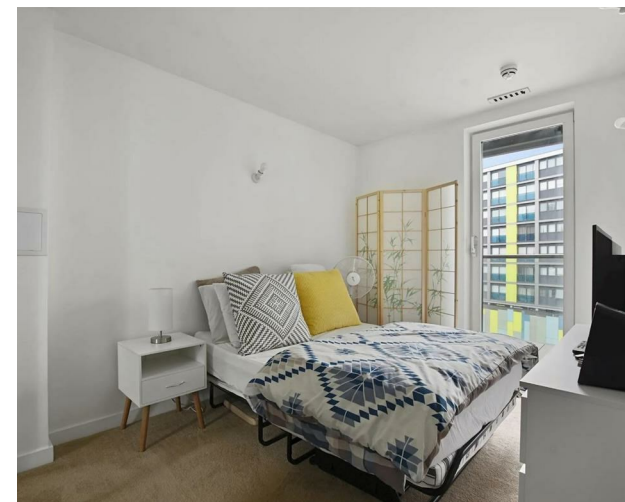
12ft main bedroom

Private balcony

Allocated parking

Communal gardens

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A stylish contemporary light-filled luxury one-bedroom apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for investors and first time buyers alike. The property is made up of an entrance hall with doors leading to the 21ft lounge/diner, 8ft kitchen, 12ft bedroom with fitted wardrobes and a modern bathroom.

Outside

The flat boasts a private balcony while the development offers a new urban village maximizing green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway.

Location

High Point Village is situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the crossrail line. Offering easy access to the M4/M25 and Heathrow Airport this five star development is a commuters paradise with the added convenience of being within walking distance of a number of shops, banks and restaurants.





Schools:

Botwell House Roman Catholic Primary School 0.4 miles
Harlington School 1.0 mile
Pinkwell Primary School 1.1 miles



Train:

Hayes & Harlington Station 200ft
Hillingdon Station 2.9 miles
West Drayton Station 3.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	84
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Extremely poor energy efficiency - very high running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.