

# Albacore Way

Hayes • • UB3 2FT  
Offers In Excess Of: £265,000



coopers  
est 1986

# Albacore Way

Hayes • • UB3 2FT

A one bedroom ground floor apartment situated on Albacore Way, a popular residential development a short distance from the Uxbridge Road and all its amenities including shops and bus links. The much sought after Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway/Crossrail train station is under a mile away. The property comprises 25ft kitchen/ living room, 14ft main bedroom and family bathroom. Outside there is allocated parking.

One bedroom apartment

Ground floor

Long lease

Convenient location

25ft Kitchen/living room

Balcony

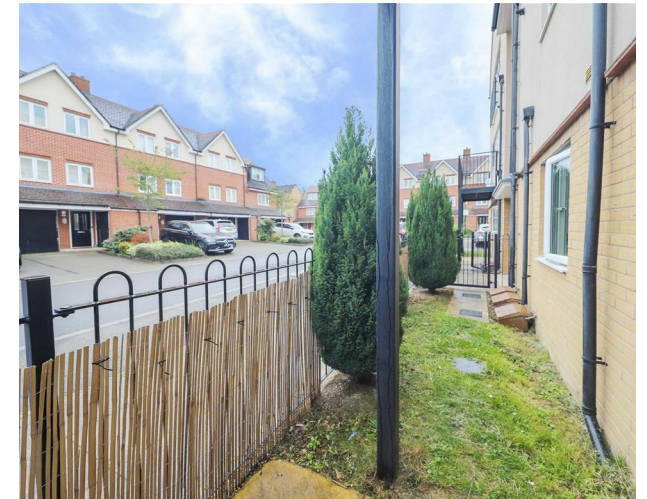
14ft main bedroom

Brick built storage shed

Private garden

Allocated parking

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 well presented one bedroom ground floor apartment that is well laid out and benefits from generously proportioned rooms throughout. The property comprises 25ft kitchen/living room, 14ft main bedroom and family bathroom.

### Outside

Front and rear terrace and brick built storage unit.

### Location

Albacore Way is a popular residential development, a short distance from the Uxbridge Road and all its amenities including shops and bus links. The much sought after Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway/Crossrail train station is under a mile away along while the M4 and its links to London and the Home Counties is a short drive.





### Schools:

Dr Triplett's CofE Primary 0.1 miles  
Rosedale College 0.4 miles  
Lake Farm Park Academy 0.6 miles



### Train:

Hayes & Harlington 1.1 miles  
Southall 2.0 miles  
West Drayton 2.4 miles



### Car:

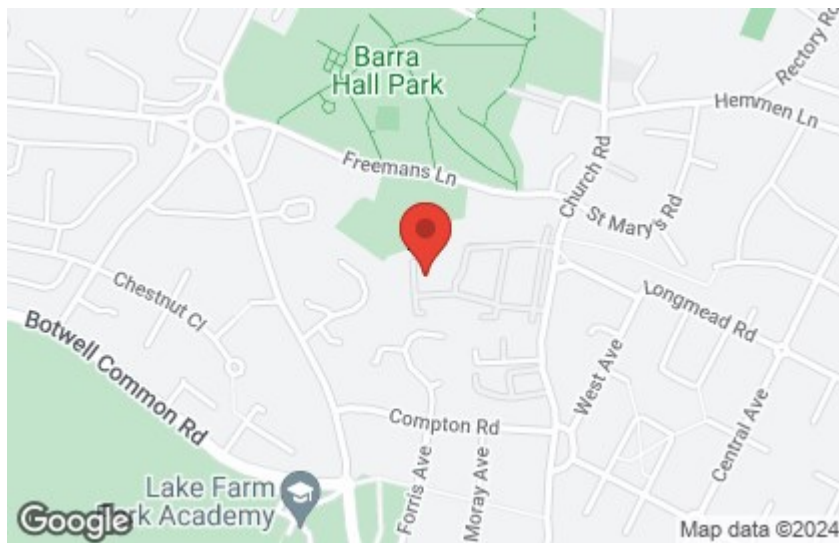
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
25 sq.ft. (2.4 sq.m.) approx.



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA - 611 sq.ft. (56.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher 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.