

Station Road

Hayes • Middlesex • UB3 4DS

Guide Price: £250,000



coopers
est 1986

Station Road

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A two bedroom apartment that is ideal for first time buyers and investors alike. Station road is situated just minutes from Hayes & Harlington station, a number of local amenities. The property comprises an entrance hall, 18ft kitchen/living/dining room, 13ft main bedroom, 10ft second bedroom and family bathroom. Outside the property it is close to great transport links.

Two bedroom

Apartment

Ideal for first time buyers/ investors with 6% yield

18ft kitchen/diner

10ft bedroom

13ft living room

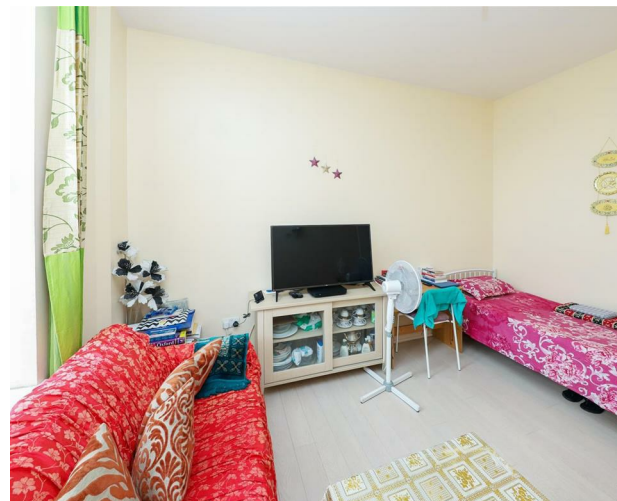
Family bathroom

Storage

First Floor

Great transport links

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 two bedroom apartment that is ideal for first time buyers and investors alike. The property comprises an entrance hall, 18ft kitchen/diner, 10ft bedroom, 13ft living room and family bathroom.

Location

Station road is situated just minutes 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.

Outside

Outside the property it is close to great transport links.



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



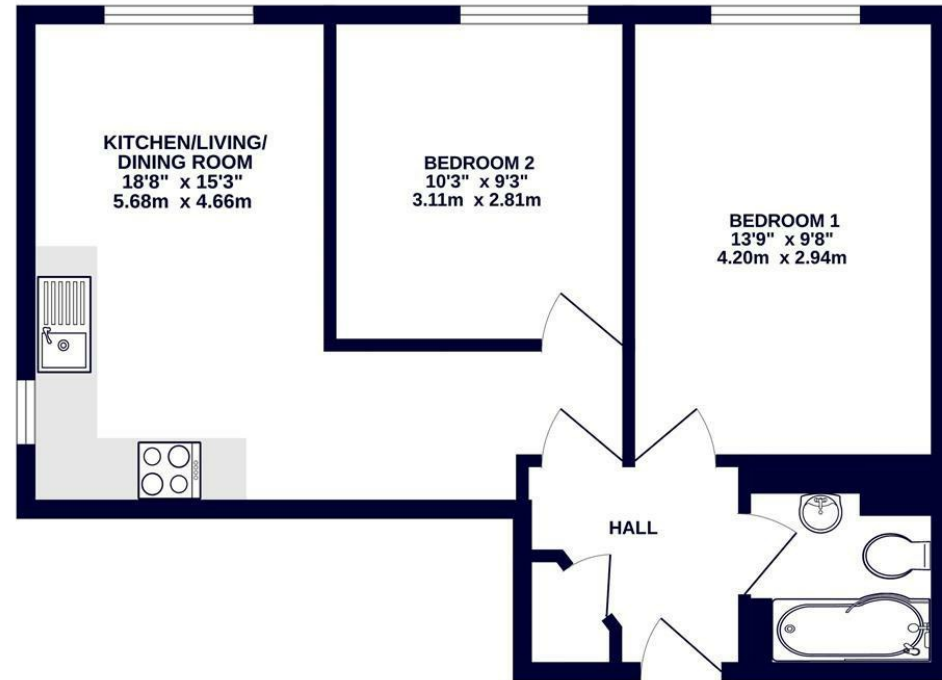
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - 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.