

Meridian Court, Yeading Lane

North Hayes • Middlesex • UB4 9AU

Guide Price: £325,000



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A spacious two bedroom apartment inside a gated development on Yeading Lane, a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road and Kingshill Avenue with its variety of shops and bus/road links, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. As you enter the property there is a spacious hallway with doors leading to the 27ft kitchen/reception/dining room, 14ft main bedroom with en-suite shower room, 15ft second bedroom and family bathroom. Outside there is allocated parking space, visitors parking and communal gardens.

Two bedroom apartment

Two bathrooms

Ground floor

Gated development

North Hayes

Great transport links

27ft kitchen/reception/dining room

14ft main bedroom with en-suite

Allocated parking & visitor bays

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 spacious two bedroom, two bathroom, ground floor apartment that measures in excess of 830sq ft. A fantastic opportunity for a first time buyer or investor looking for a property in immaculate condition inside a gated development. As you enter the property there is a spacious hallway with doors leading to the 27ft kitchen/reception/dining room, 14ft main bedroom with en-suite shower room, 15ft second bedroom and family bathroom.

Outside

Outside there is an allocated parking space along with several visitors bays and a well kept communal garden.

Location

Yeading Lane is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road and Kingshill Avenue with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.



Schools:

Belmore Primary Academy 0.3 miles
 Barnhill Community High School 0.3 miles
 Hayes Park School 0.8 miles



Train:

Southall 1.7 miles
 Hayes & Harlington 1.9 miles
 South Ruislip 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

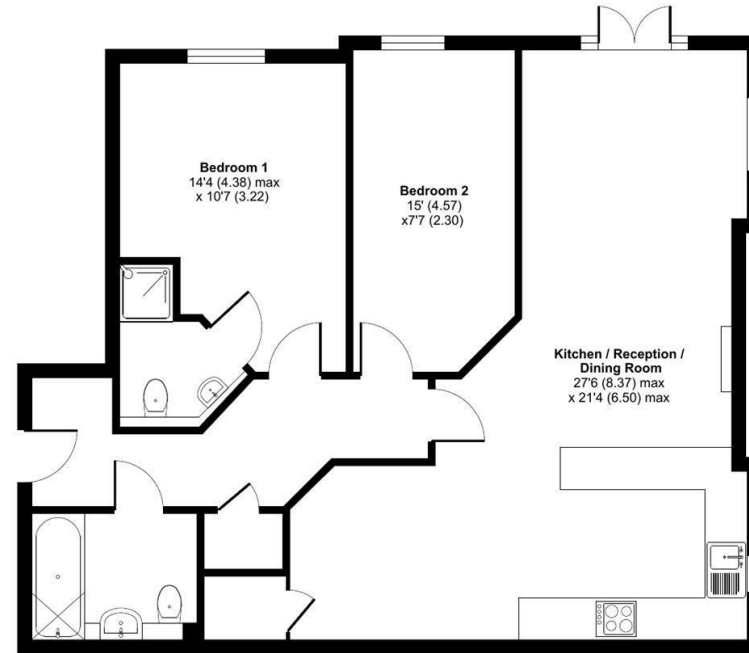
(Distances are straight line measurements from centre of postcode)



Yeading Lane, Hayes, UB4

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1336981

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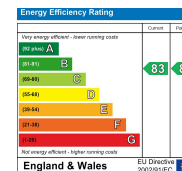
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