

# 34 Blyth Road

Hayes • Middlesex • UB3 1FG  
Offers In Excess Of: £400,000



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Offered to the market is this immaculately presented second floor two bedroom two bathroom apartment. Situated in the ever popular Bluenote Apartments built only 5 years ago this makes for a fantastic opportunity for a first time buyer or a brilliant investment opportunity generating a great return. The property comprises of a large entrance hallway with ample storage, two sizable bedrooms with the master bedroom having the added luxury of an en-suite bathroom along with a further family bathroom. The 25 foot open plan living area benefits from a fully fitted kitchen with ample storage and plenty of worktop space along with a large living/dining area and further benefits from a private balcony.

Two bedrooms

Fantastic condition throughout

Two bathrooms one en-suite

Concierge Service & Entry Comm System for Residents

Exclusive communal garden

25ft open plan living area

Private balcony

Walking distance to transport links

Closeby to numerous amenities

Great investment opportunity

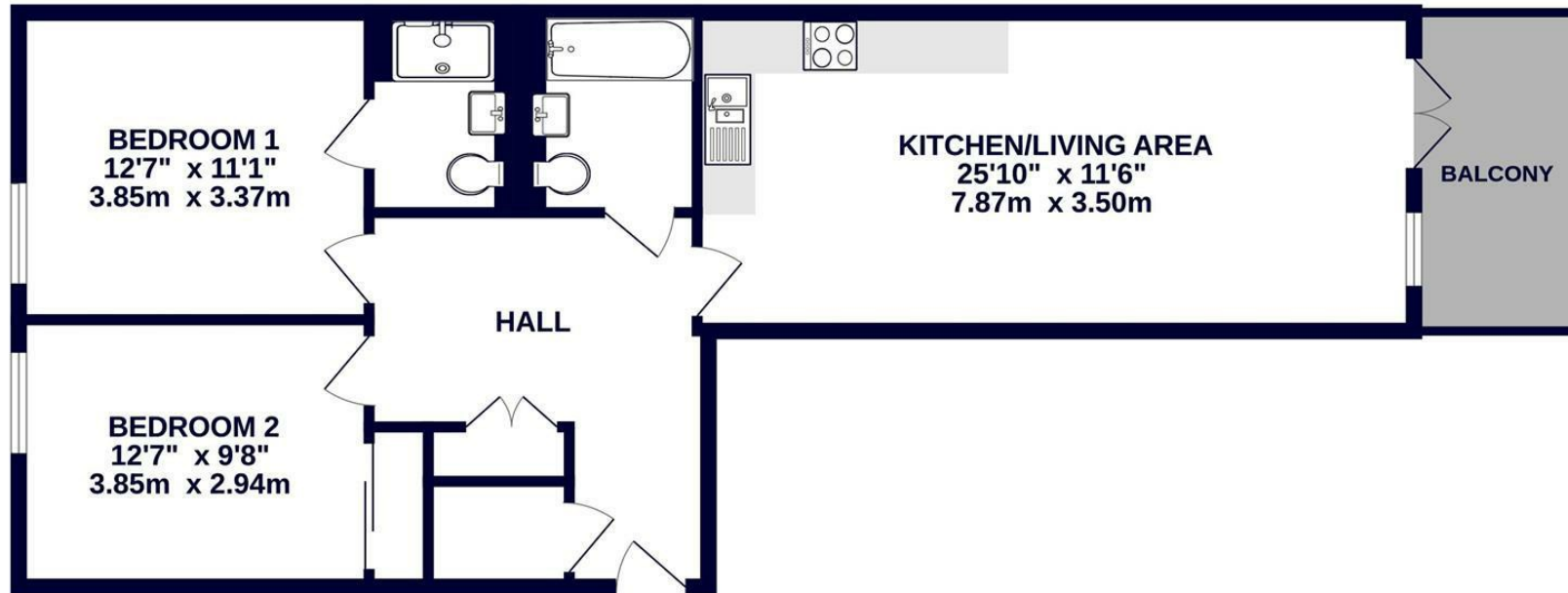
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







## 2ND FLOOR 794 sq.ft. (73.8 sq.m.) approx.



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TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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**CoopersResidential.co.uk**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
Below 35 Not energy efficient - higher running costs		
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.