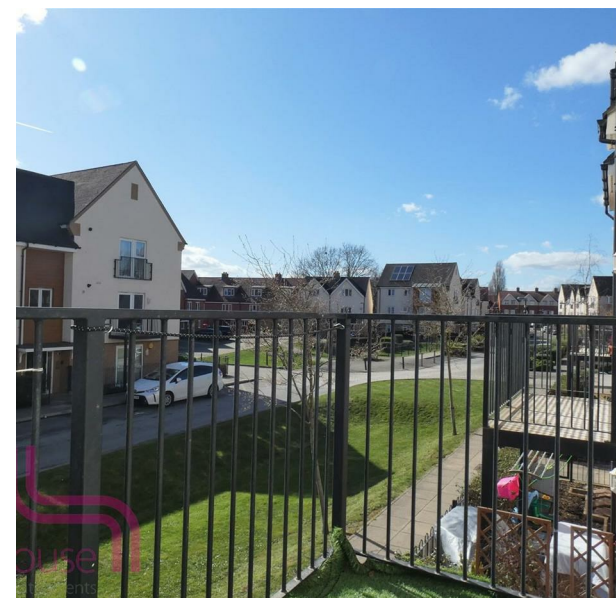


**Albacore Way, Hayes, UB3 2FQ**

**Asking Price £315,000**

**Council Tax Band:**



Nestled in the desirable Barrett Homes development of Holmesgate Place, this stunning first-floor flat on Albacore Way, Hayes, offers a generous contemporary living space ideal for first-time buyers or as a buy-to-let investment. Spanning 710 square feet, the property was built in 2011 and has recently undergone light refurbishment, ensuring a fresh and modern feel throughout.

Upon entering, you are greeted by a welcoming entrance hall that features two convenient storage cupboards. The heart of the home is a stylish open-plan lounge that seamlessly integrates with a well-equipped kitchen, perfect for both entertaining and everyday living. This space is further enhanced by a delightful balcony, providing a lovely spot to enjoy the outdoors.

The flat boasts two spacious double bedrooms, offering ample room for relaxation and rest. A modern three-piece family bathroom completes the accommodation, ensuring comfort and convenience for all residents. Additional benefits include gas central heating and double-glazed windows, which contribute to energy efficiency and a cosy atmosphere.

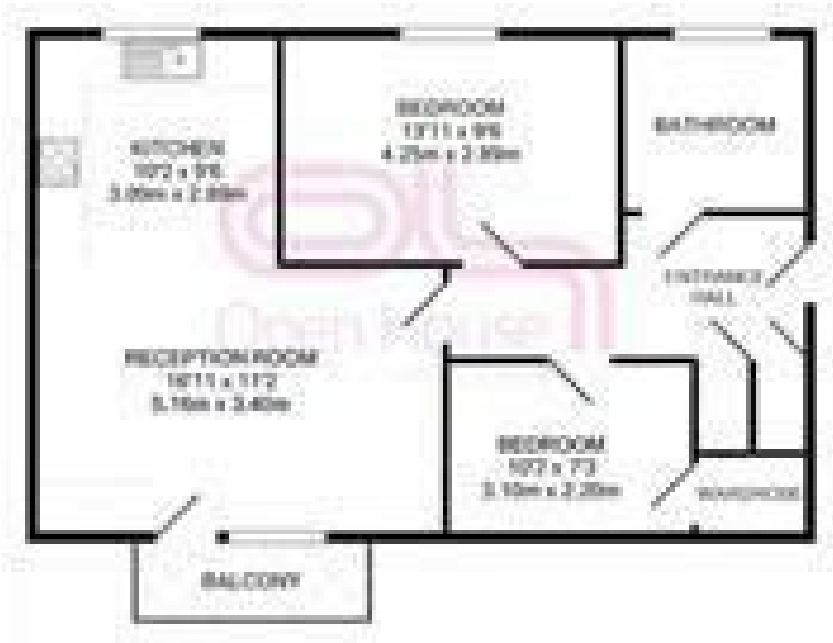
Residents can also enjoy the communal gardens, which provide a pleasant outdoor space, along with an allocated parking space for added convenience. The location is particularly advantageous, with Uxbridge Road just a short commute away, offering a vibrant selection of shops, cafes, and restaurants, as well as excellent local transport links.

This property presents an exceptional opportunity to secure a modern flat in a sought-after area, making it a must-see for those looking to invest in a quality home. Virtual viewings are available for your convenience.

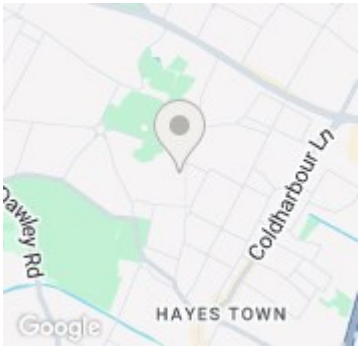
Lease Length - approx 175 years remaining.  
EPC Rating: B  
Council Tax Band: B



Open House London



TOTAL APPROX. FLOOR AREA 837 SQ FT (77.5 SQ M)  
References should not be taken literally to indicate the accuracy of the floor area contained here. Measurements of plots, gardens, roads and any other items are approximate and no responsibility is taken for any inaccuracy in the document. The user is the responsible person and any errors should be used as a guide to approximate dimensions. The drawings, plans and photographs shown here are not intended to provide an indication of the property or its location. They are for guidance only.  
Date: 10th January 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 