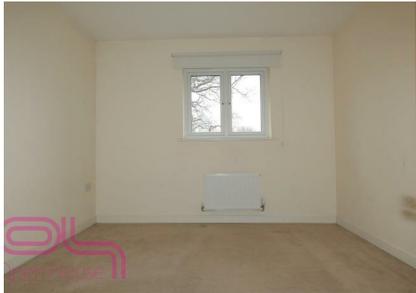


Albacore Way, Hayes, UB3 2FW

Asking Price £315,000

Council Tax Band:



Welcome to this delightful two-bedroom apartment located on Albacore Way in Hayes, nestled within the sought-after Barrett Homes development known as Holmesgate Place. This modern property, built in 2013, offers a generous living space of 721 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a welcoming entrance hall that features two handy storage cupboards, perfect for keeping your living space tidy. The heart of the home is the stylish open-plan lounge, which seamlessly integrates with a fully equipped kitchen, creating a perfect environment for entertaining or relaxing. From the lounge, you can access a charming balcony, ideal for enjoying a morning coffee or unwinding in the evening.

The property boasts a master bedroom complete with an en-suite bathroom, providing a private retreat. Additionally, there is a well-proportioned double bedroom and a modern family bathroom fitted with a three-piece suite, ensuring ample facilities for residents and guests alike.

Further benefits include gas central heating, double-glazed windows for energy efficiency, and access to communal gardens, providing a lovely outdoor space to enjoy. An allocated parking space adds to the convenience of this property.

Situated just a short commute from Uxbridge Road, residents will find a vibrant array of shops, cafes, and restaurants, along with excellent local transport links. This property is perfect for those looking to enjoy modern living in a thriving community. Don't miss the opportunity to make this lovely house your new home.

Lease Length - approx 141 years remaining.

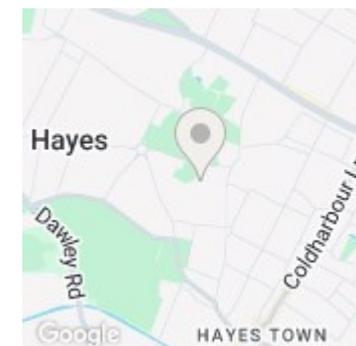
EPC Rating: C

Council Tax Band: C



Open House London

PICTURES COMING SOON



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