



## **6 Azalea Court Kingswood Place Hayes Middlesex UB4 8FS**

**£405,000**

Nestled within a secluded cul-de-sac adjacent to the picturesque Rosedale Park, Kingswood Place stands out as a captivating development boasting elegant homes set in a highly sought-after residential enclave.

Introducing Azalea Court, the latest addition to this distinguished development. Offering a blend of meticulously designed 1, 2, and 3-bedroom apartments, Azalea Court resides within a visually appealing structure, promising a sophisticated living experience.

Positioned with prominent frontage along Uxbridge Road, Azalea Court enjoys unrivalled accessibility. A doorstep bus service facilitates effortless journeys to the vibrant town centres of Hayes and Uxbridge, both offering seamless connections to the London Underground via the Elizabeth Line and existing Metropolitan and Central Line services. Additionally, swift access to major motorways including the M4, M25, and M40 ensures convenient commuting for residents.

Embraced by green spaces, Hayes presents a wealth of recreational opportunities. Residents can relish in the proximity to parks, the scenic Grand Union Canal, Beck Theatre, Hayes Swimming Baths and Health Club, and Hayes Cricket Club, all within walking distance. Furthermore, the borough hosts an array of amenities catering to diverse interests and age groups.

Retail therapy is effortlessly indulged with Lombardy Retail Park in close proximity, while Uxbridge beckons with its premier shopping destinations including the Chimes and Pavilion centres, enriched by an eclectic mix of restaurants and a state-of-the-art multiplex cinema.

## **SPECIFICATIONS AND FEATURES**

### **CONSTRUCTION**

Energy efficient tradition brick construction  
Aluminium double-glazed windows finished in contemporary grey  
Aluminium gutters & downpipes and powder coated soffits & fascias.  
Lift

### **TENURE**

Leasehold - 199 Years  
Service Charge Estimated at £1600 per annum

### **HEATING**

Energy efficient underfloor gas fired central heating with Vaillant condensing combination boiler and chrome heated towel rails in bathrooms and en-suites

### **KITCHENS**

Contemporary in white with Bosch appliances  
Quartz worktops with built in breakfast bar  
Stainless steel single bowl sink with Hansgrohe mixer tap  
Ceramic electric hob with in line hood  
Glass splashback to hob  
Single stainless-steel oven  
Integrated fridge freezer  
Dishwasher  
Washer dryer  
Low energy brushed steel LED downlighters

### **BATHROOMS**

Quality 'Roca' sanitary ware in white  
Wall hung WC with soft close seat  
Countertop wash hand basin with mixer tap and vanity unit with quartz worktop  
Feature double end bath with central bath filler and hand shower riser  
Overhead thermostatic fixed head rain shower  
Frameless glass shower screen  
Hansgrohe fittings  
Feature wall mirror  
Chrome towel rail  
Electric shaver socket  
Low energy brushed steel LED down lighters

### **EN-SUITES**

Quality 'Roca' sanitary ware in white  
Wall hung WC with soft close seat  
Countertop wash hand basin with mixer tap and vanity unit with quartz worktop  
Shower tray with thermostatic shower mixer  
Frameless glass shower door screen  
Hansgrohe fittings  
Feature wall mirror  
Chrome towel rail  
Electric shaver socket  
Low energy brushed steel LED down lighters

Bathrooms and en-suites with porcelain tiles walls and floor coverings.

### **BEDROOMS**

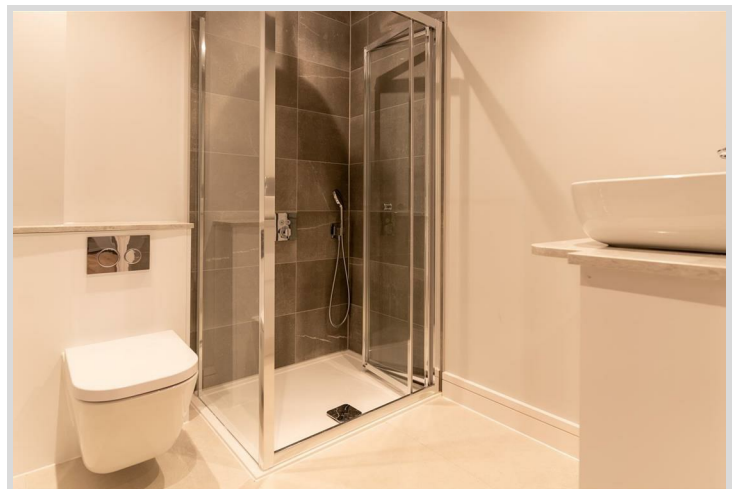
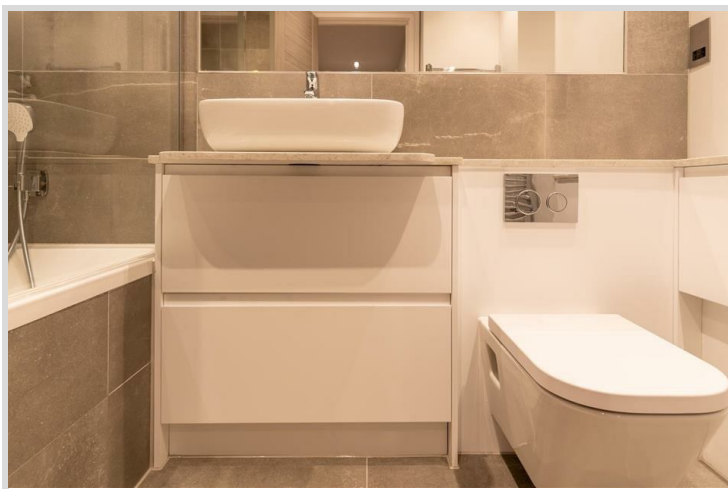
Mirrored fitted wardrobes with shelving and drawers

### **FEATURES**

Quartz worktops to kitchens and bathrooms  
Fitted breakfast bars  
Fitted Karndean floor coverings  
Vortice air re-circulation system to road frontage apartments  
Block paved private road & footpath  
One allocated parking space  
Electric vehicle charging points  
Landscaped communal grounds  
Private coded access gate to Rosedale Park  
Bike Store  
Telephone and Sky connection points  
Communal CCTV  
Video security entry system  
Interior paint finishes to walls and ceiling in neutral colours  
Communal area in light neutral colours with carpets to stairwells and Karndean to main entrance  
Stainless steel handrails to stairs with eye catching glass detail

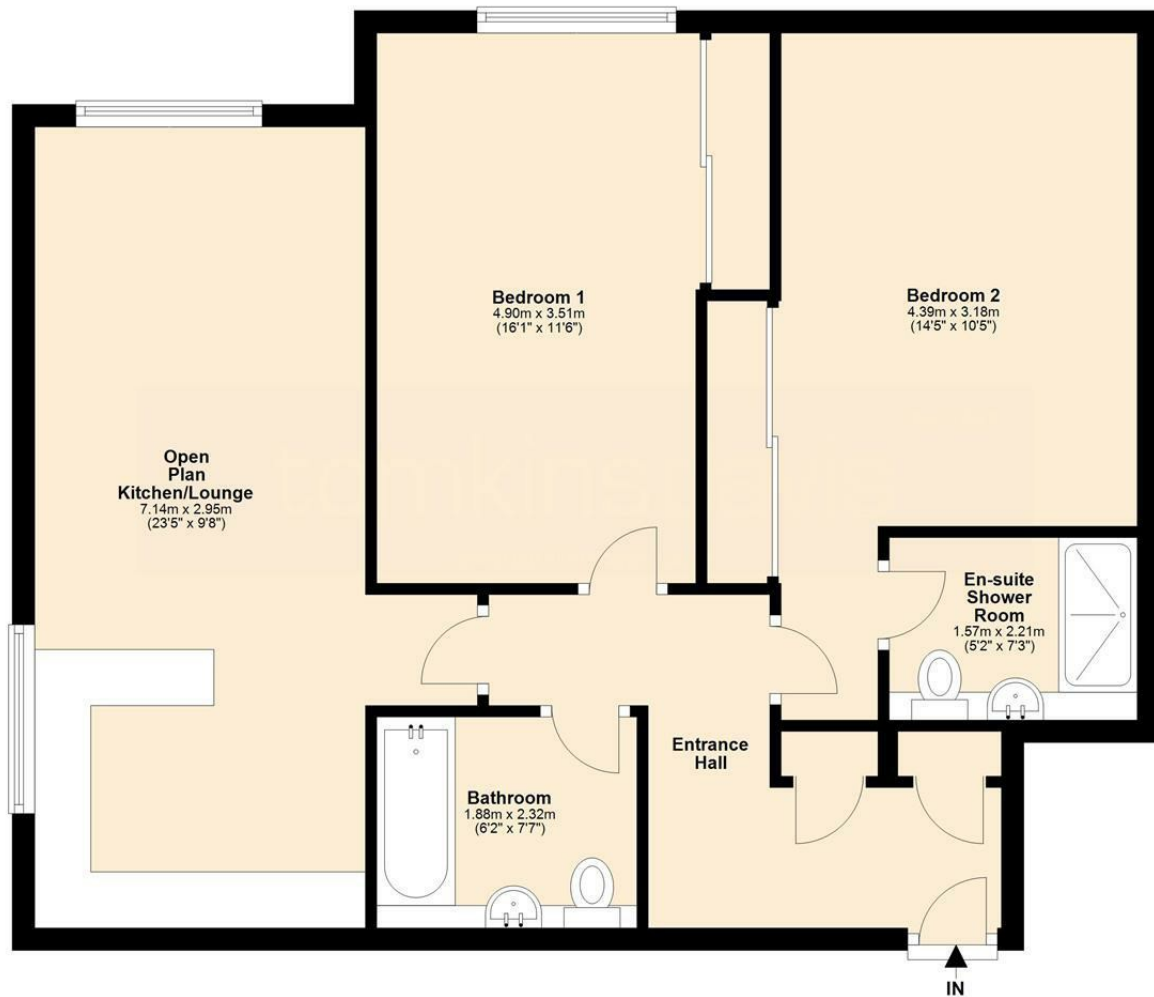
### **WARRANTY AND AFTER SALE CARE**

10-year structural build warranty  
Thorough inspection and aftercare of your new home  
Advice provided on best way to care for your new home  
Manufacturers guarantee on all mechanical electrical appliances  
Move in home information pack



Disclaimer: Measurements are approximate and floor plans are for guidance only and will vary from illustration shown. All photographs shown are either an artist impression or from other developments therefore cannot be relied upon as an accurate image of fixtures and fittings and any furniture shown in our brochure or show home is not included in the sale price. The development is in construction therefore subject to change and any information provided within this brochure does not form part of any contract.

2 Bed 1st Floor (69 SQM)



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