Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk



8 Azalea Court Kingswood Place Hayes Middlesex UB4 8FS

£295,000

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 & facias.

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 ensuites

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

Manufacturers guarantee on all mechanical electrical appliances

Move in home information pack







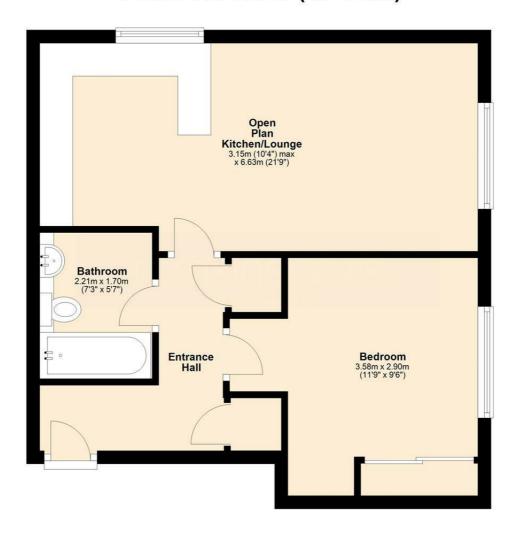






Disclaimer: Measurements are approximate and floor plans are for guidance only and will vary from illustration shown. All photographs shown are either an artist impression or from other developments therefore cannot be relied upon as an accurate image of fixtures and fittings and any furniture shown 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.

1 Bed 1st Floor (47 SQM)



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