#### Est. 1947

# tomkinsdavis

www.tomkinsdavis.co.uk



### 9 Azalea Court Kingswood Place Hayes UB4 8JA

£265,000

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 home Manufacturers guarantee on all mechanical electrical appliances Move in home information pack

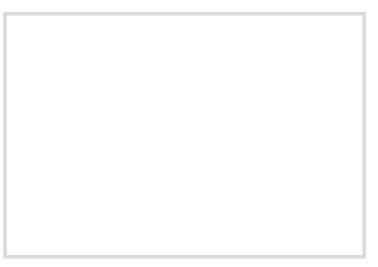












Disclaimer: Measurements are approximate and floor plans are for guidance only and will vary from illustration shown. All photographs shown are either an artist impression or from other developments therefore cannot be relied upon as an accurate image of fixtures and fittings and any furniture shown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

## 1 Bed 2nd Floor (43 SQM)



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.