



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 & 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.

1 Bed 2nd Floor (43 SQM)

