

Est. 1947

# tomkinsdavis

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## High Point Village, Station Approach Hayes UB3 4FF

**£1,800**

**EPC Current Band: C**

An outstanding ground floor two-bed apartment located in the desirable and most sought after High Point Village. This immaculate property benefits lounge with corner aspect window offering views of the communal terrace, fitted kitchen with integrated appliances, two double bedrooms with fitted wardrobes, modern bathroom suite and en-suite shower room to master bedroom. The property further boasts double glazed windows, security entry system, underground allocated parking for one vehicle and exclusive access to the gym, swimming facilities & concierge services. Located within walking distance to Hayes & Harlington Station with connections to Heathrow Airport, Ealing Broadway and the City of London. Suitable for a small family or sharers.

COUNCIL TAX: Band C

HOLDING RETAINER (equivalent to one weeks rental) £410



Ground Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.