



{ STATION APPROACH UB3, EPC B
£1,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS }

Station Approach UB3, EPC B

£1,500 Per Month
Part-furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Double bedroom, - Family bathroom, - Open plan living room, - Modern kitchen, - 24 hour concierge, - Access to gym and indoor pool, - Part furnished, - EPC B, - Council Tax Band C

Council Tax

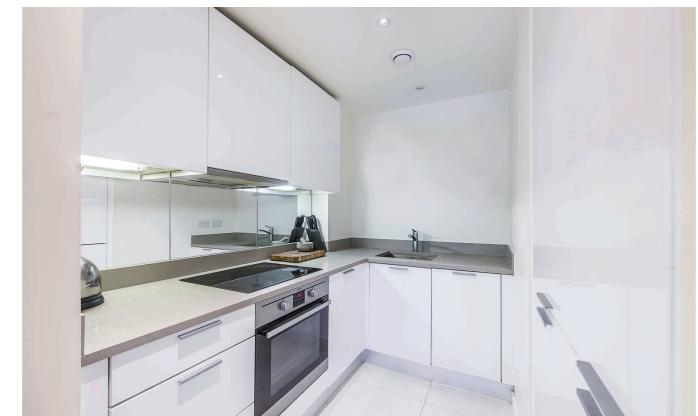
Council Tax Band C

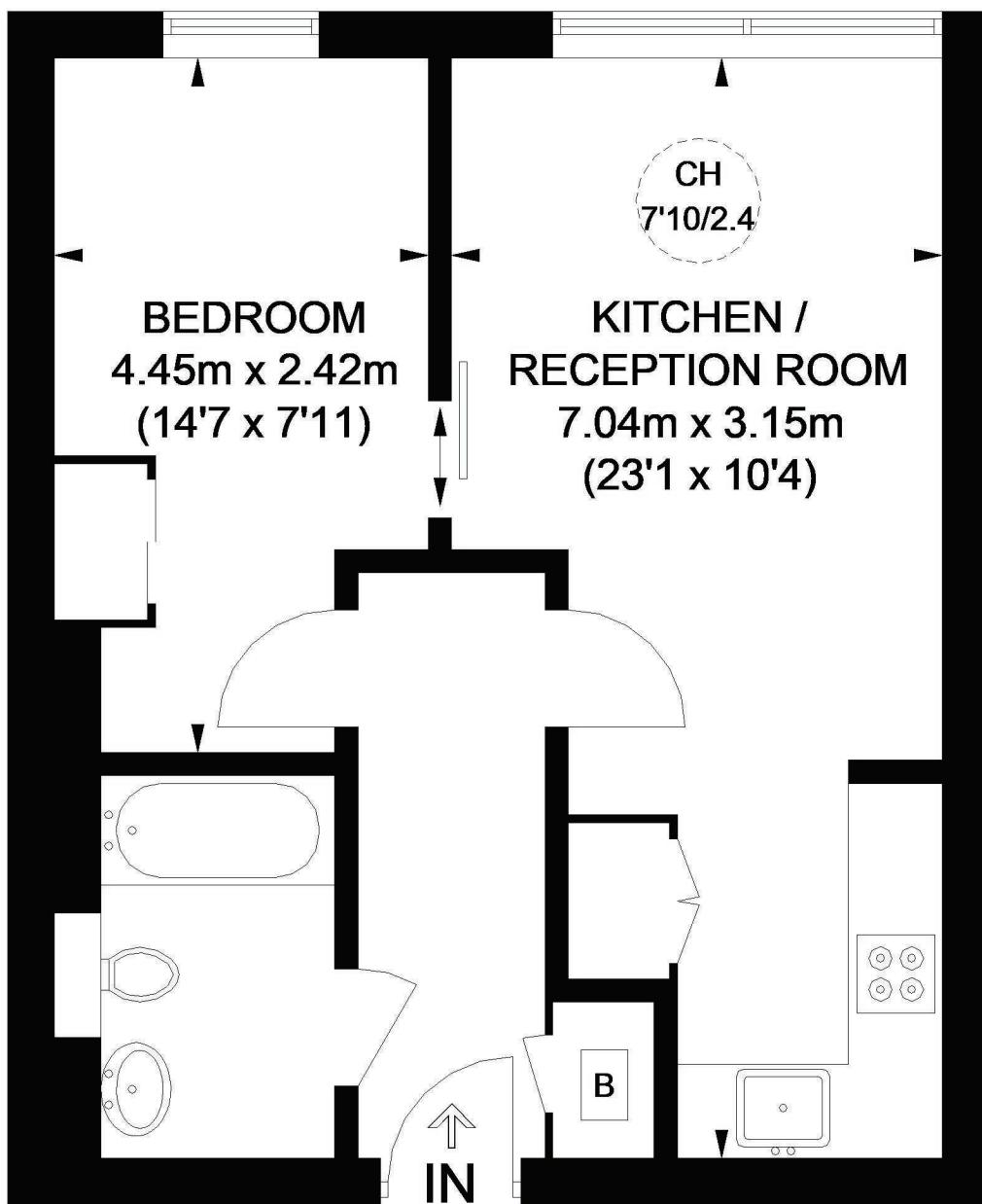
Hamptons
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{ ONE DOUBLE BEDROOM MODERN APARTMENT, EPC B }

The Property

Located on the ground floor is this well presented one double bedroom, one bathroom apartment with access to an on-site gym and indoor swimming pool. Highpoint Village overlooks Grand Union Canal and is situated in a prime location for those who commute to Heathrow Airport, Stockley Park and Central London either via car on the M4 or via train from Hayes & Harlington station. There is also a selection of shopping facilities, bars and restaurants close by. The development also benefits from 24 hour concierge, Gymnasium and indoor Swimming pool. Council Tax Band; C





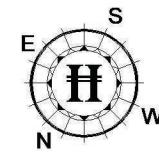
MEZZANINE

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

CARDINAL BUILDING



 = CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA
434 SQ. FT. (40.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID344158)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-90)	B		
(71-80)	C		
(55-60)	D		
(38-54)	E		
(21-37)	F		
(11-20)	G		
Not energy efficient - higher running costs			
		82	82

EU Directive
2002/91/EC

