

**Cranton Avenue, Hayes, UB3 4FT**

Offers Over £310,000

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**ONE BEDROOM - ONE BATHROOM - LIFT ACCESS - PRIVATE BALCONY - RESIDENTIAL GYM - COMMUNAL GARDEN - RUNNING PATH - CANAL SEATING - CHAIN FREE**

Discover contemporary canal side living with this bright one bedroom apartment, ideally located in New Hayes, UB3 4FT, offering a blend of comfort and convenience. The property features a well proportioned reception room, providing a versatile space for relaxation and entertaining. The apartment offers one comfortable bedroom and a modern bathroom. A standout feature is the private balcony, perfect for enjoying outdoor moments, complementing the vibrant community atmosphere.

Residents benefit from access to a residential gym, communal garden spaces, and dedicated canal seating areas, perfect for unwinding. The property also boasts a convenient running path, encouraging an active lifestyle.

Situated in New Hayes, this home provides excellent transport links, including Hayes & Harlington station for quick connections via the Elizabeth Line. The area is well served by local amenities, shops, and green spaces, enhancing daily living.

Offered chain free, this apartment is an excellent opportunity for those seeking a modern home in a desirable location.

- One Bedroom
- Private Balcony
- Council Tax Band - C
- Service Charge - £1900.00 pa
- EPC - B
- One Bathroom
- Residential Gym
- Lease remaining - 992 years
- Ground Rent - £457.02 pa
- Bicycle Storage

