



Gramophone Lane, Hayes, UB3 1FP

Guide Price £345,000

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ONE BEDROOM - EN SUITE BATHROOM - PRIVATE BALCONY - COMMUNAL GARDEN - LIST ACCESS - LEASEHOLD

Henry Wiltshire are delighted to present this modern and well appointed one bedroom apartment, ideally positioned on the fourth floor of a sought after development on Gramophone Lane.

Occupying a higher floor, the property benefits from enhanced natural light, a greater sense of privacy, and more attractive outlooks compared to lower level units making it particularly appealing to both owner occupiers and tenants alike.

The apartment offers a bright and spacious open plan reception area, seamlessly integrated with a contemporary fitted kitchen complete with an induction hob, dishwasher, fridge/freezer, and ample storage perfectly suited to modern living. The bedroom is generously sized and features fitted wardrobes, alongside a sleek en-suite bathroom.

A standout feature is the private balcony, which overlooks the well maintained communal gardens located on the second floor. This provides a pleasant green outlook while still enjoying the advantages of an elevated position within the building.

This property represents an excellent opportunity for first-time buyers and investors, offering a low maintenance lifestyle in a desirable and well-connected location.

- One Bedroom
- Open Plan Reception/Kitchen
- Communal Garden
- Ground Rent - £0
- No Parking
- One Bathroom/Ensuite
- Private Balcony
- Service Charge - £1554.40
- Lease Remaining - 992 years
- Lift Access

