

Bluenote Apartments, Hayes, UB3

Guide Price £415,000

2 1 1



7th FLOOR - TWO BEDROOM - ONE BATHROOM - FITTED KITCHEN - PRIVATE WEST FACING BALCONY - LEASEHOLD - LIFT ACCESS - COMMUNAL GARDEN

Henry Wiltshire are pleased to present this beautifully appointed seventh-floor, west-facing two-bedroom, one-bathroom apartment, extending to approximately 48 sq. m., complete with a private balcony and allocated parking.

Positioned within the sought-after Bluenote Apartments, this contemporary home blends modern specification with practical design. The west-facing balcony enjoys an abundance of afternoon and evening light, creating a bright and inviting living environment.

The open-plan kitchen and living area is finished with Amtico parquet flooring, low-energy downlights, and a bespoke media wall with Satellite HD-enabled TV point and bedroom relay connection. The kitchen features a sleek Linear Range inline matt white design, complemented by Brazilian walnut laminate worktops and a full suite of integrated Zanussi appliances, including fridge-freezer, oven, hob, extractor hood, dishwasher, and washer-dryer.

The principal bedroom benefits from fitted wardrobes and soft Oaklands carpeting, while the bathroom is finished to a high specification with contemporary Roca sanitaryware, a Mira shower, ceramic wall and floor tiling, mirrored vanity unit, shaver socket, and a thermostatically controlled chrome heated towel rail.

Additional features include:

Hyperoptic broadband

Video entry system

Secure key fob access

Residents of the development benefit from:

Weekday concierge service

Secure post room

Cycle storage

Lift access

Well-maintained communal areas

The property further benefits from the remaining five years of the NHBC warranty, offering additional peace of mind.

Ideally located just a four-minute walk from the Elizabeth Line, the property provides exceptional connectivity, with Paddington reachable in approximately 25 minutes and Heathrow in just 17 minutes making it ideal for both commuters and investors.

This is an excellent opportunity to acquire a modern, energy-efficient apartment with private outdoor space and parking, moments from one of London's most transformative transport links.

- Seventh Floor
- One Bathroom
- Fitted Kitchen
- Communal Garden
- Service Charge - £2314.36
- Two Bedroom
- Open Plan Reception
- Private Balcony
- Lease Remaining - 993 years
- Ground Rent - £0

