Station Road, Hayes

Tenure: Leasehold

- Studio Apartment
- Fourth Floor
- Moments Away from Hayes & Harlington Mainline Station
- Potential Gross Yield of 8.1% for Investors
- Walking Distance to Hayes Town Centre
- Fantastic Location
- Good Condition
- Perfect First Time Buy
- Viewings Highly Advised
- EPC Rating C

Offers In Excess Of £150,000

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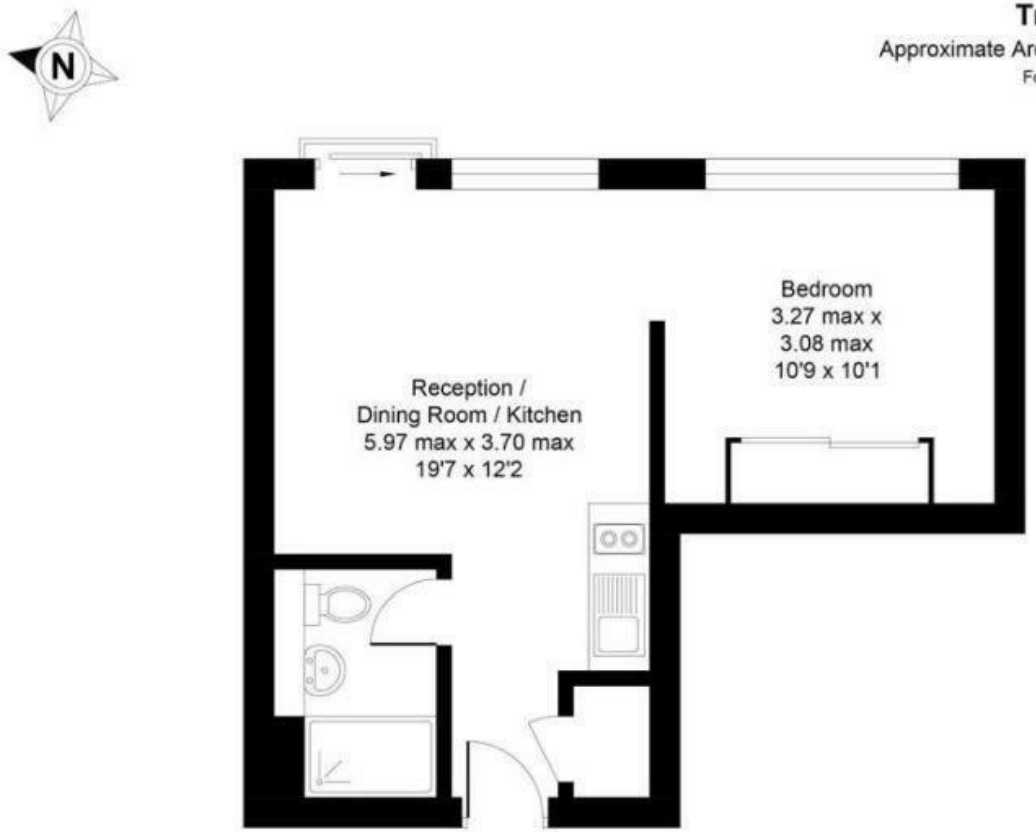
DESCRIPTION

Situated in Trident House in Hayes Town is this fourth floor, studio apartment being sold in good condition throughout and in a fantastic location being moments away from Hayes and Harlington Station.

The property comprises entrance hall, fitted kitchen, bathroom suite, living area and separate bedroom space. You also have the added benefit of floor to ceiling windows with a Juliet balcony boasting views over Hayes town and railway station.

Situated in a prime location, Trident House offers excellent transport links and easy access to local amenities. Whether you are commuting to work or exploring the vibrant surroundings, you will find everything you need within reach. The area boasts a variety of shops, cafes, and parks, providing a lively community atmosphere.

Trident House, UB3
Approximate Area = 356 sq ft / 33.1 sq m
For identification only - Not to scale



Third Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

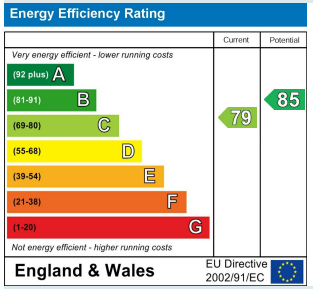
The Property Ombudsman

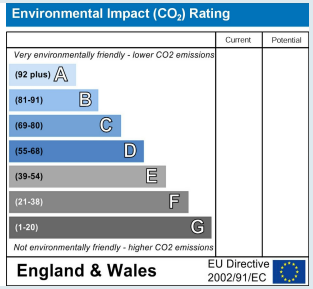
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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