

## Vantage Building, Station Approach, Hayes

- Sixth Floor Apartment
- Open Plan Living
- NO CHAIN
- Parking
- Walking Distance from Local Amenities, Schools & Transport Links
- One Double Bedroom
- Modern Fitted Kitchen
- Private Balcony
- Lift Access
- EPC Rating: B/Council Tax: C

**Asking Price £215,000**

**Tenure: Leasehold**

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# Vantage Building, Station Approach, Hayes

## DESCRIPTION

Located within the sought-after Vantage Building, this well-presented sixth floor apartment offers contemporary living in a prime and highly convenient location. Positioned just moments from Hayes & Harlington railway station (Elizabeth Line), the property is ideal for first-time buyers, investors or commuters seeking excellent connectivity into Central London, Heathrow Airport and beyond. Offered to the market with no chain, this home is ready for immediate occupation.

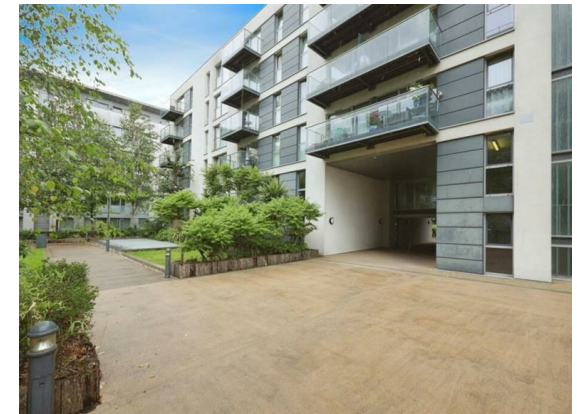
The apartment comprises a spacious double bedroom, thoughtfully designed to provide comfortable accommodation with ample room for storage. The heart of the home is the bright and airy open plan living area, creating a versatile space for both relaxation and entertaining. The modern fitted kitchen is seamlessly integrated, featuring contemporary cabinetry and worktops that complement the stylish living environment.

From the living area, doors open onto a private balcony, offering an ideal outdoor space to unwind and enjoy elevated views. The property further benefits from allocated parking, adding to the convenience of this superbly located apartment.

Residents of the Vantage Building enjoy lift access, well-maintained communal gardens and exclusive gym and swimming pool facilities. The development also provides 24-hour concierge and security, offering both comfort and peace of mind.

Situated within walking distance of local shops, cafés, restaurants and supermarkets at Station Approach and along the Uxbridge Road, the property is also close to schools and everyday amenities. Hayes & Harlington Station (Elizabeth Line) is just moments away, providing fast connections to Paddington, Bond Street and Canary Wharf, as well as direct access to Heathrow Airport, making this an exceptionally well-connected location.

EPC Rating: B/Council Tax: C





## Type A5a

### 1 Bedroom apartment

Nos: 125, 226, 326, 426, 526, 626

Living room: 8,910mm (max) x 3,010mm (max)

Bedroom: 3,565mm x 2,585mm

Apt. area: 46 sq m (495 sq ft)

Balcony: 10 sq m (107 sq ft)

**TOTAL AREA: 56 sq m (602 sq ft)**

Council Tax: C

## 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.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-----------|--|---|
|   | Current   | Potential                                      |   |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |           |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |           |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            | <b>81</b> | <b>81</b>                                      | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |           |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |           |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |           |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |           |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |           | EU Directive 2002/91/EC                        | England & Wales   |
|   |           |  | EU Directive 2002/91/EC   |

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

## 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>



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