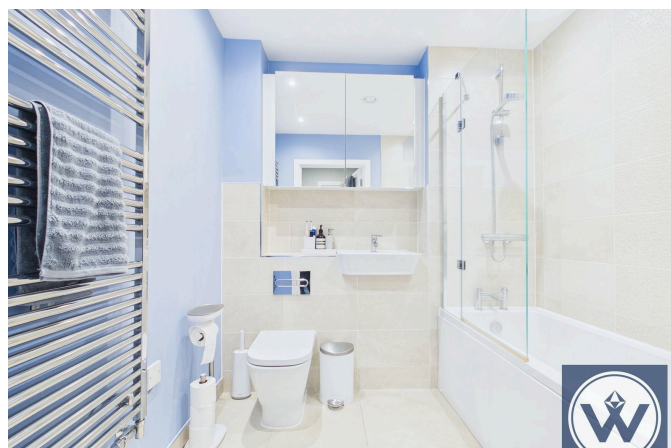
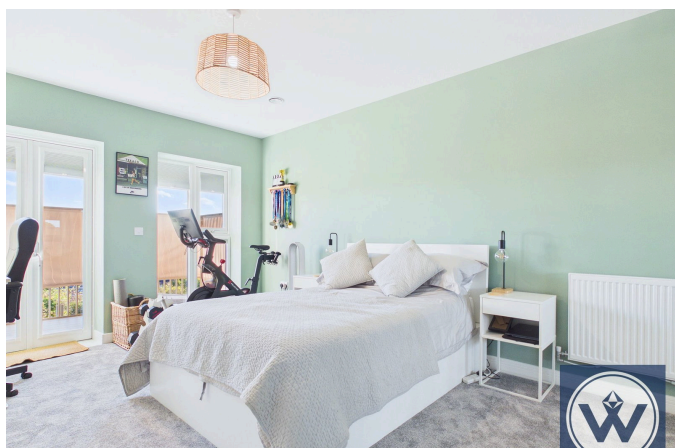
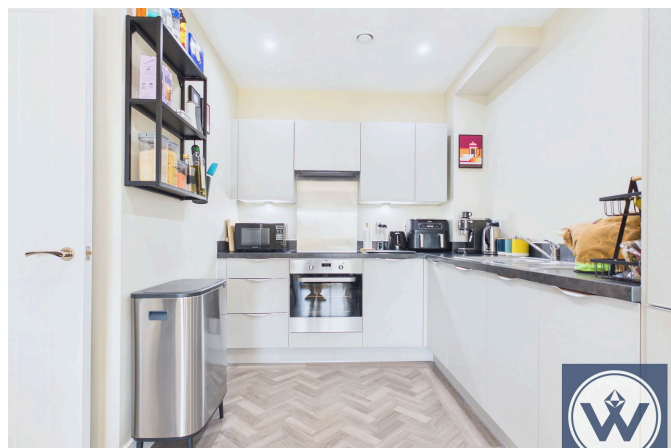
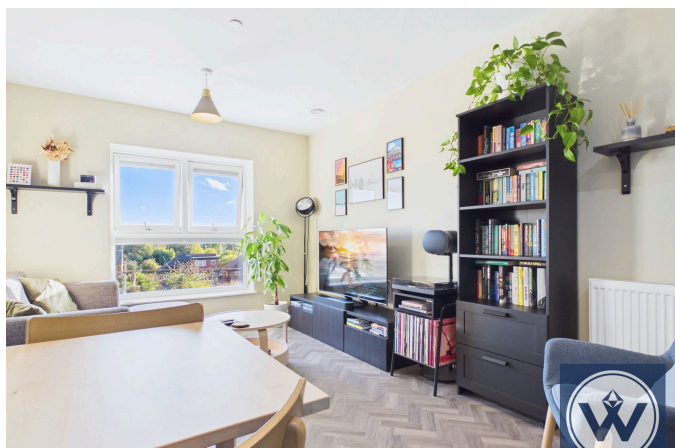


Bluenote Apartments, Hayes, UB3

Guide Price £300,000

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ONE BEDROOM - ONE BATHROOM - ALLOCATED PARKING - LIFT ACCESS - PRIVATE BALCONY - X2 COMMUNAL GARDEN - DAY PORTER - LEASEHOLD

Henry Wiltshire are delighted to present to the market this beautifully presented west facing one bedroom apartment, extending to approximately 50 sq. metres and benefiting from a private balcony and allocated parking.

Situated within the sought after Bluenote Apartments, this contemporary home offers a superb combination of modern specification, well proportioned accommodation and excellent transport connectivity. The west facing aspect is a particular highlight, with the private balcony enjoying afternoon and evening sunlight, creating a bright and welcoming environment throughout the living space.

At the heart of the apartment is a well designed open plan kitchen and reception room, providing an ideal space for both everyday living and entertaining. The living area features Amtico parquet

flooring, low energy downlighting and a stylish media wall, complete with a satellite HD enabled TV plate and bedroom relay connection.

The contemporary kitchen provides a practical and modern setting, seamlessly integrated into the open plan living space.

The well proportioned bedroom benefits from fitted wardrobes and has recently been upgraded with new carpeting, creating a comfortable and inviting space with excellent built in storage.

The bathroom is finished to a high standard and features Roca white sanitaryware, a Mira shower, ceramic wall and floor tiling, mirrored vanity unit, shaver socket and thermostatically controlled chrome heated towel rail.

The property benefits from two particularly desirable features: a private west facing balcony and allocated parking, providing valuable outdoor space and secure parking that can be difficult to find in modern apartment developments. An additional communal garden specifically for Block B residents

Bluenote Apartments Residents of Bluenote Apartments benefit from a range of convenient facilities and security features, including:

- Weekday concierge service
- Day porter
- Secure post room
- Video entry system
- Key-fob secure access
- Cycle storage
- Lift access
- Well-maintained communal areas

The property also benefits from approximately five years remaining on the NHBC warranty, providing additional peace of mind for the new owner.

The development is ideally positioned just a four-minute walk from the Elizabeth Line, providing exceptional connectivity across West London and into Central London.

Journey times include approximately 25 minutes to Paddington and just 17 minutes to Heathrow, making the property particularly attractive to commuters, Heathrow professionals and investors seeking a well connected West London apartment.

This is an excellent opportunity to acquire a modern, energy efficient apartment with private outdoor space and allocated parking, ideally positioned within a sought-after development and just moments from the Elizabeth Line.

- One Bedroom
- Day Porter
- Lift Access
- Council Tax Band - C
- Service Charge - 2,413.85
- Allocated Parking
- Private Balcony and x2 Communal Garden
- EPC Band - B
- Lease 999 years from 1 August 2020
- Ground Rent - £0

