

## Blyth Road, Hayes, UB3 1FG

- New Build Apartment
- Open plan Modern Kitchen & Dining Room
- Spacious Reception Room
- Good Condition
- Ideal for families or couples
- Two Bedroom
- Two Bathroom
- Rear Balcony
- Easy Access to Transport Links & Local Amenities
- Viewing highly recommended

**Asking Price £399,950**

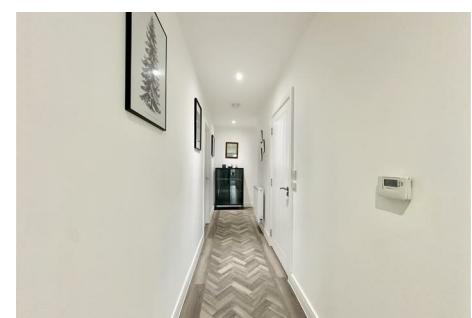
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On Blyth Road in Hayes, this newly built apartment offers a perfect blend of modern living and comfort. This property, is designed to meet the needs of contemporary lifestyles while providing a warm and inviting atmosphere.

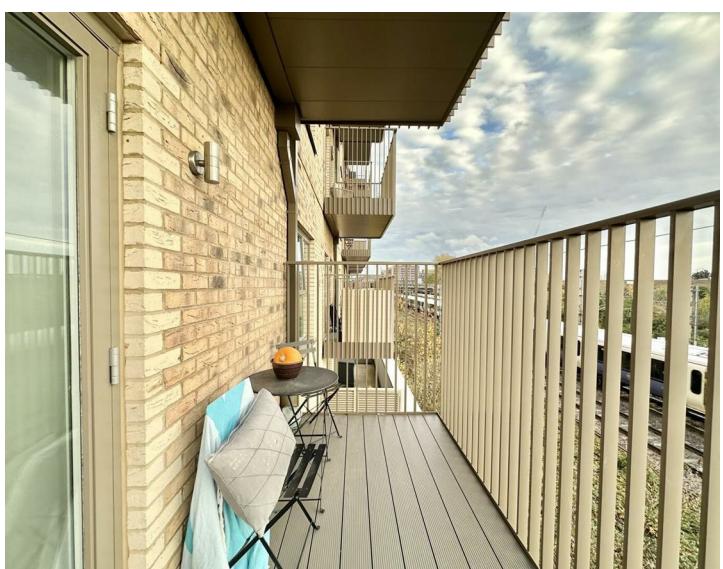
As you step inside, you will be greeted by a thoughtfully laid-out interior that maximizes space and natural light. The open-plan living area is ideal for both relaxation and entertaining, creating a seamless flow between the kitchen and lounge. The modern kitchen is equipped with high-quality fixtures and fittings, making it a delightful space for culinary enthusiasts.

The property features well-proportioned bedrooms that provide a peaceful retreat at the end of the day. Each room is designed with comfort in mind, ensuring a restful night's sleep. The contemporary bathroom is stylishly appointed, offering a tranquil space to unwind.

Situated in a desirable location, this house benefits from excellent transport links and local amenities, making it an ideal choice for families and professionals alike. The surrounding area boasts a variety of parks, shops, and schools, ensuring that all your daily needs are within easy reach.

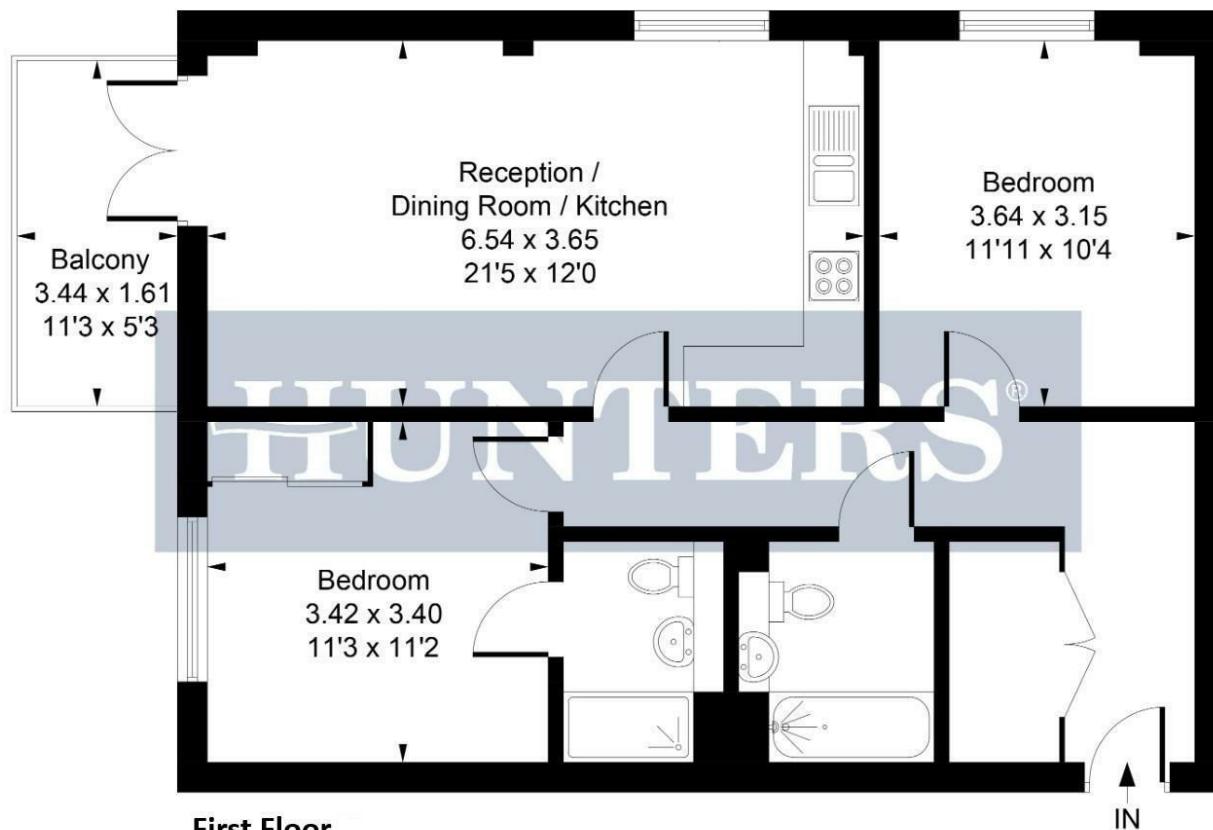


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Approximate Gross Internal Area

71.4 sq m / 769 sq ft



### First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced for Hunters

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.