



Navigation Building, Station Approach

- Spacious Studio Apartment w/ Bed Area
- Furnished
- Fifth Floor Apartment
- Dawn til Dusk Concierge Service
- Secure Communal Entrance
- Access To On Site Gym And Pool
- Bedroom/Dining Area
- Passenger Lift
- Next to Hayes & Harlington station
- EPC Rating: B/Council Tax Band: B

Asking Price £199,950

HUNTERS®

HERE TO GET *you* THERE

Navigation Building, Station Approach

DESCRIPTION

Brought to the market in High Point Village, Hayes Town is this larger than most fifth floor studio, being sold with NO ONWARD CHAIN. The property is a stones throw away from Hayes and Harlington Station and is a great buy to let opportunity with a potential gross yield of 7% or a great stepping stone for a first time buyer!

The property offers separate bedroom area with fold down bed/desk, modern shower room, sitting area with large Juliet balcony, modern fitted kitchen with appliances and storage units throughout. High Point Village offers communal grounds for all residents along with concierge service, private gym for residents offering additional facilities such as a Jacuzzi and sauna rooms.

This award-winning urban village features four interconnected landscaped gardens, a water feature and places to relax, a public square for events, retail and out-door dining and canal side walkway. Other features includes a 24hr concierge, secure video-entry phone system and gymnasium with swimming pool and dance studio.

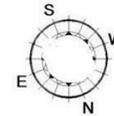
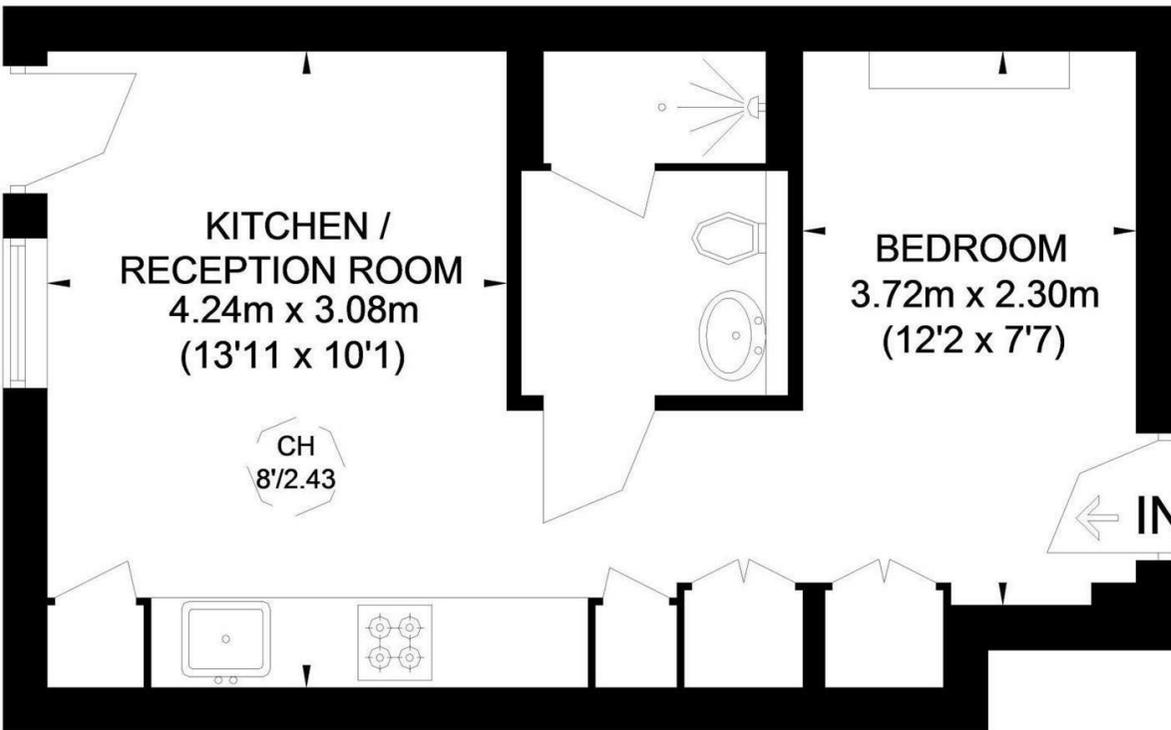
The property would suit a wide spectrum of potential buyers including commuters, first-time and investment buyers. Hayes Town has a wealth of comprehensive shopping facilities and amenities along with schools and regular bus services providing routes to surrounding districts.

EPC Rating: B/Council Tax Band: B

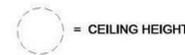


Council Tax: B

NAVIGATION BUILDING



APPROXIMATE GROSS INTERNAL AREA
FIFTH FLOOR = 332 SQ. FT. (30.8 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID375989)

FIFTH FLOOR

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>



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	88	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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

HUNTERS[®]
HERE TO GET *you* THERE