

## Mortise House, Hayes, UB3 3FL

Guide Price £395,000

 2  2  1



**TWO BEDROOM - TWO BATHROOM - EN SUITE - PRIVATE BALCONY - ALLOCATED PARKING - BICYCLE STORAGE - COMMUNAL GARDEN - LEASEHOLD**

Henry Wiltshire are delighted to present this beautifully presented two bedroom, two bathroom apartment, offering contemporary living in a highly sought after location with excellent transport links and local amenities close by.

Designed with modern lifestyles in mind, the property boasts a spacious and light filled open plan living, dining and kitchen area, creating the perfect setting for both everyday living and entertaining. Floor to ceiling windows allow an abundance of natural light to flood the space, while direct access to a private balcony provides the ideal spot to enjoy your morning coffee or unwind after a busy day.

The stylish fitted kitchen features a range of integrated appliances, sleek cabinetry and generous worktop space, combining practicality with modern design.

The apartment comprises two well proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en suite shower room. A further modern family bathroom, finished to a high specification, serves the second bedroom and guests alike.

Additional benefits include ample storage, secure entry, lift access and a well maintained communal environment.

Ideally positioned within easy reach of local shops, cafés, restaurants and excellent transport connections, this exceptional apartment is perfectly suited to first time buyers, professionals, downsizers and investors alike.

- Two Bedroom
- EPC - B
- Service Charge - £2192.55
- 999 years from and including 24 December 2020
- Private Balcony
- Two Bathroom
- Council Tax - C
- Ground Rent - £0
- Allocated Parking & Bicycle Storage
- Communal Garden

