



Green Acres House Welbeck Avenue, Hayes UB4 9JR

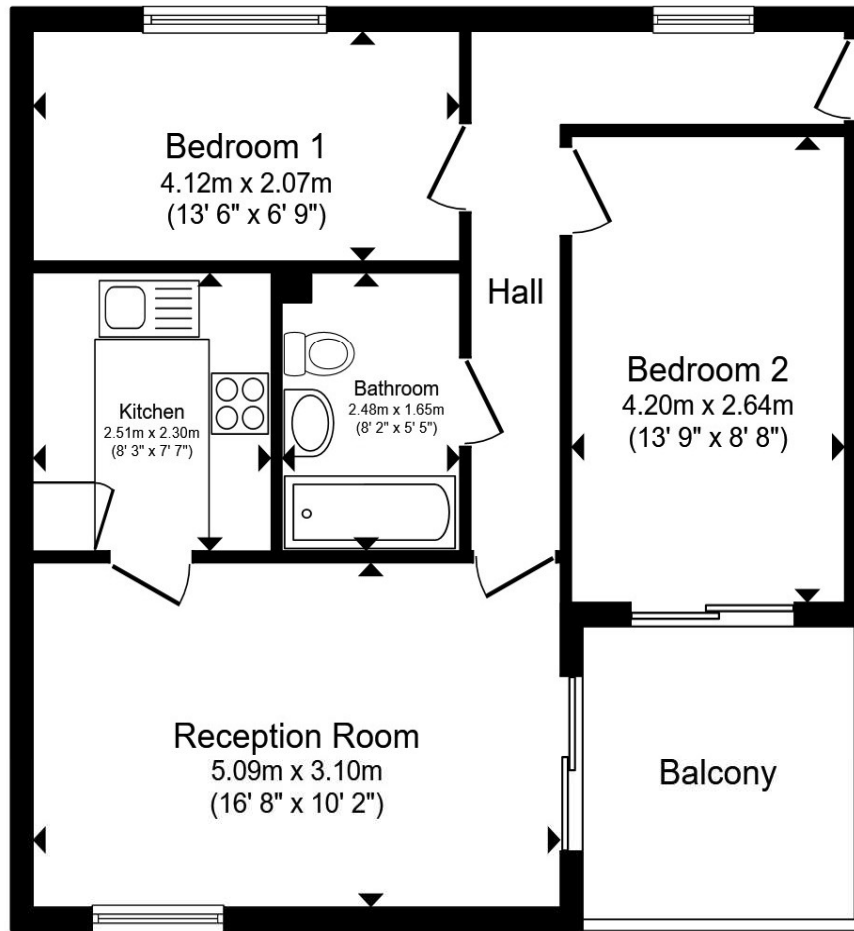


welcome to

Green Acres House Welbeck Avenue, Hayes

An excellent opportunity to acquire a spacious a spacious two-bedroom apartment in a popular location in Hayes. Featuring a well-proportioned layout and a modern interior, this property is an excellent opportunity for first time buyers and investors.





This well-presented property comprises a generously sized reception room, a separate modern kitchen, two bedrooms and a contemporary main bathroom. The home further benefits from a private balcony, allocated secured underground parking, and is situated in a prime residential location.

The property has been significantly updated in recent years, including a new Worcester Greenstar boiler installed by British Gas in 2021, complete with integrated Hive thermostat and remote/app control. A new fitted kitchen was installed in 2023, featuring integrated appliances, under-cabinet lighting, and a smart Wi-Fi-enabled ceiling light. The bathroom was also newly installed in 2023.

High-quality Quick-Step laminate flooring was fitted throughout the kitchen, hallway and living room in 2023, with additional laminate flooring fitted in all bedrooms in 2024. The property has also benefited from full redecoration, with the living room and hallway painted in 2023, followed by all bedrooms and the kitchen in 2024.

The private balcony has been upgraded with a privacy-enabled and pet-safe construction, and the property is BT Openreach Full-Fibre enabled, offering ultrafast broadband potential up to 1.2Gbps.

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Green Acres House Welbeck Avenue, Hayes

- UPPER FLOOR FLAT
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- PRIVATE BALCONY
- CLOSE TO AMENITIES
- POPULAR RESIDENTIAL LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2724.24

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



view this property online [barnardmarcus.co.uk/Property/FEL113720](https://www.barnardmarcus.co.uk/Property/FEL113720)



Property Ref:
FEL113720 - 0003

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Please note the marker reflects the
postcode not the actual property



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