

Gramophone Lane

Hayes • Middlesex • UB3 1FP
Guide Price: £250,000



coopers
est 1986

Gramophone Lane

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Own 100% of the property,
Pay just 80% of the market price,
Full market price is £331,250,
No rent, no shared ownership,
First-time buyers ONLY,
British citizens or ILR holders ONLY,

When you sell, the 20% discount is reapplied.

A well-presented one-bedroom apartment in a sought-after area of Hayes, offering spacious, well-proportioned rooms and excellent transport links via the Elizabeth Line. The property is close to parks, shops and local amenities, with Tesco Express nearby and Asda, Lidl, Lombardy Retail Park all within easy reach. Situated on the sixth floor with lift access, this brand new flat features a 22ft open-plan living/kitchen area, 15ft bedroom with fitted wardrobes, family bathroom and a large private balcony.

Discount market sale home

Buy for 80% own 100%

One bedroom apartment

Sixth floor

Lift access

Modernised throughout

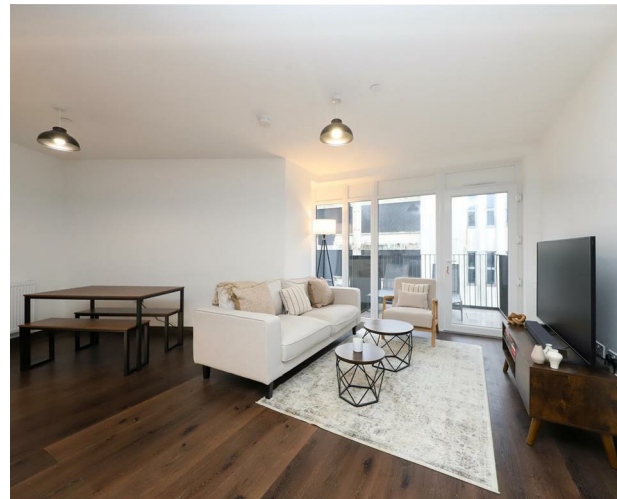
Long lease

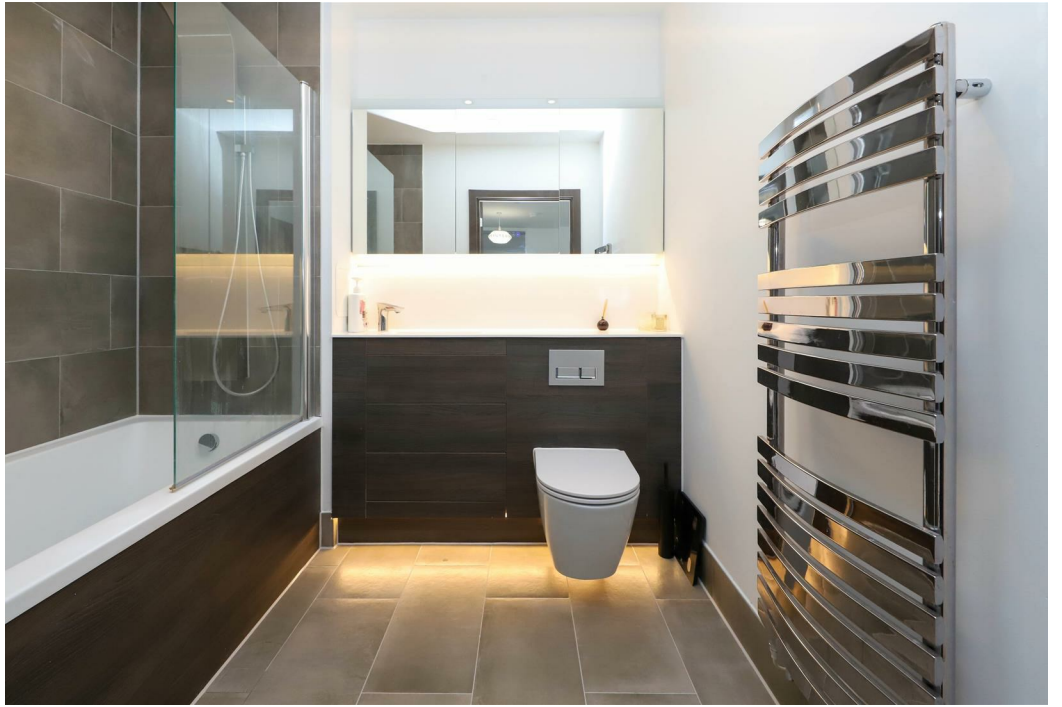
Chain free

Great transport links

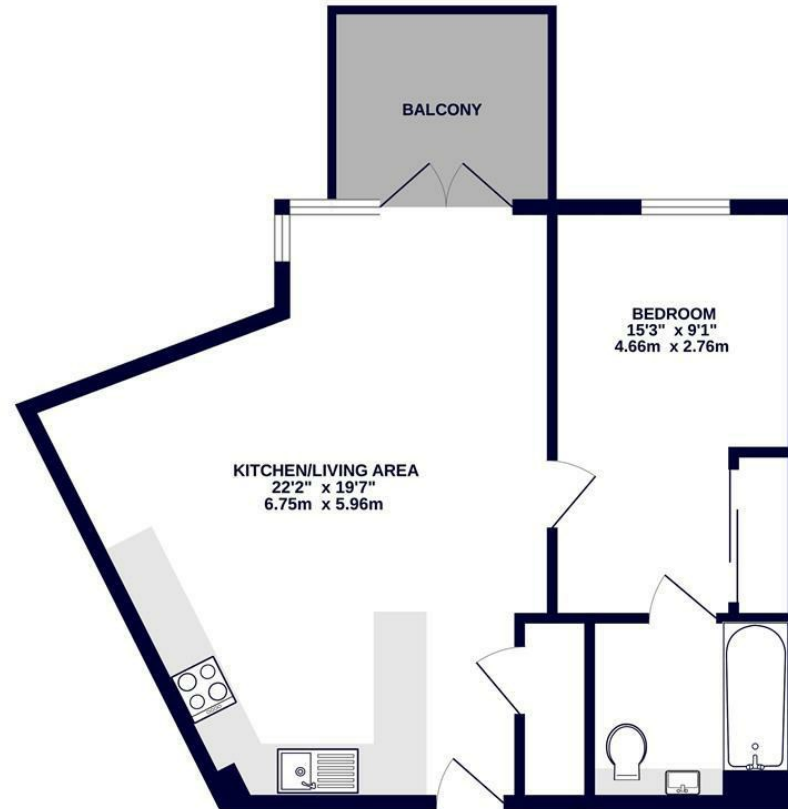
Private balcony

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





6TH FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
86	86
Very energy efficient - lower running costs (A) (A+) (B) (B+) (C) (C+) (D) (D+) (E) (E+) (F) (F+) (G)	
Not energy efficient - higher running costs (G)	
England & Wales EPC Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.