



Fawn House, Albacore Way, Hayes

- Spacious Two Bedroom Apartment (Approx 705 Sq. Ft)
- Good Condition Throughout
- Modern Fitted Kitchen
- Allocated Parking
- Brand New Lease on Completion
- Second Floor
- Open Plan Living
- Modern Fitted Bathroom
- Communal Gardens
- EPC Rating C / Council Tax Band C

Asking Price £300,000



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Situated on the popular Holmesgate Place development in Hayes is this spacious and modernised, two bedroom second floor apartment in Fawn House on Albacore Way. The property is great for first time buyers looking to step onto the property ladder or long term buy to let investors with a gross rental yield of approximately 7%.

The property comprises entrance hall, large modern bathroom suite, two double bedrooms, open plan living area with 'Juliet' balcony and incorporates a modern fitted kitchen. Outside the property has an allocated parking space and communal gardens on the grounds for residents.



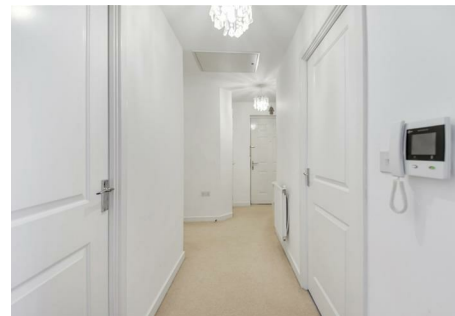
Located in a popular residential area, this apartment enjoys excellent transport links. Hayes & Harlington Station (Elizabeth Line/Crossrail) is within easy reach, offering fast connections to London Paddington, Heathrow Airport, and Reading. The property also provides convenient access to major road networks including the M4, A312, and M25, making it ideal for commuters.

Local amenities such as shops, cafés, restaurants, supermarkets, and reputable schools are all nearby, while the Botwell Green Sports and Leisure Centre and several green open spaces are close by for outdoor recreation.

EPC Rating: C/Council Tax Band: C

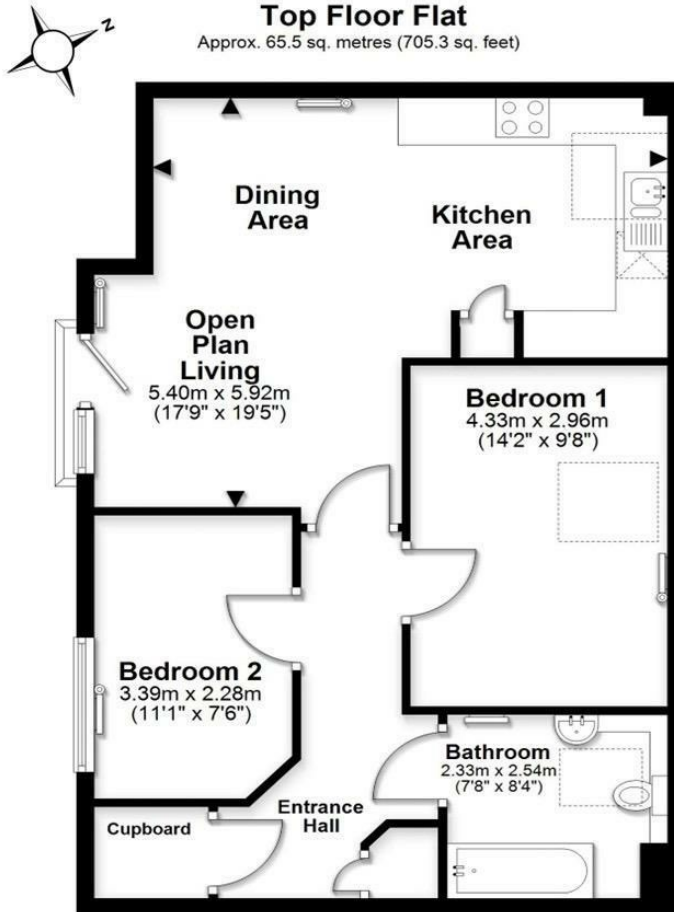


Parking bay number 143
Current service charge: £208.29 per/month
Ground rent: £150 p.a
New lease on completion which will be confirmed by the owner



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Top Floor Flat
Approx. 65.5 sq. metres (705.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright Oliver Rennalls Date Prepared - July 2025

Viewings

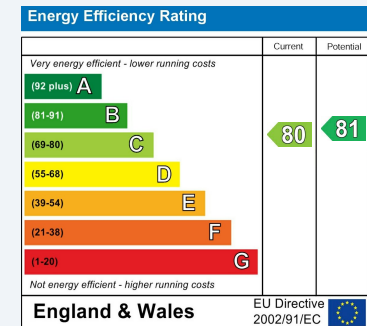
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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