

Albacore Way

Hayes • • UB3 2FW
Guide Price: £335,000



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A two bedroom ground floor apartment offering generously proportioned and spacious rooms throughout. Fulmar House is situated on Albacore Way, a popular residential development a short distance from Uxbridge Road and all its amenities including shops and bus links. The property comprises an entrance hall, 14ft kitchen, 19ft open plan living/dining room, 13ft main bedroom with en suite, 11ft second bedroom and family bathroom. Outside there is communal gardens and a private terrace.

Two bedroom apartment

Ground floor

Convenient location

14ft kitchen

19ft living room

13ft bedroom

11ft second bedroom

Great transport links

No onward chain

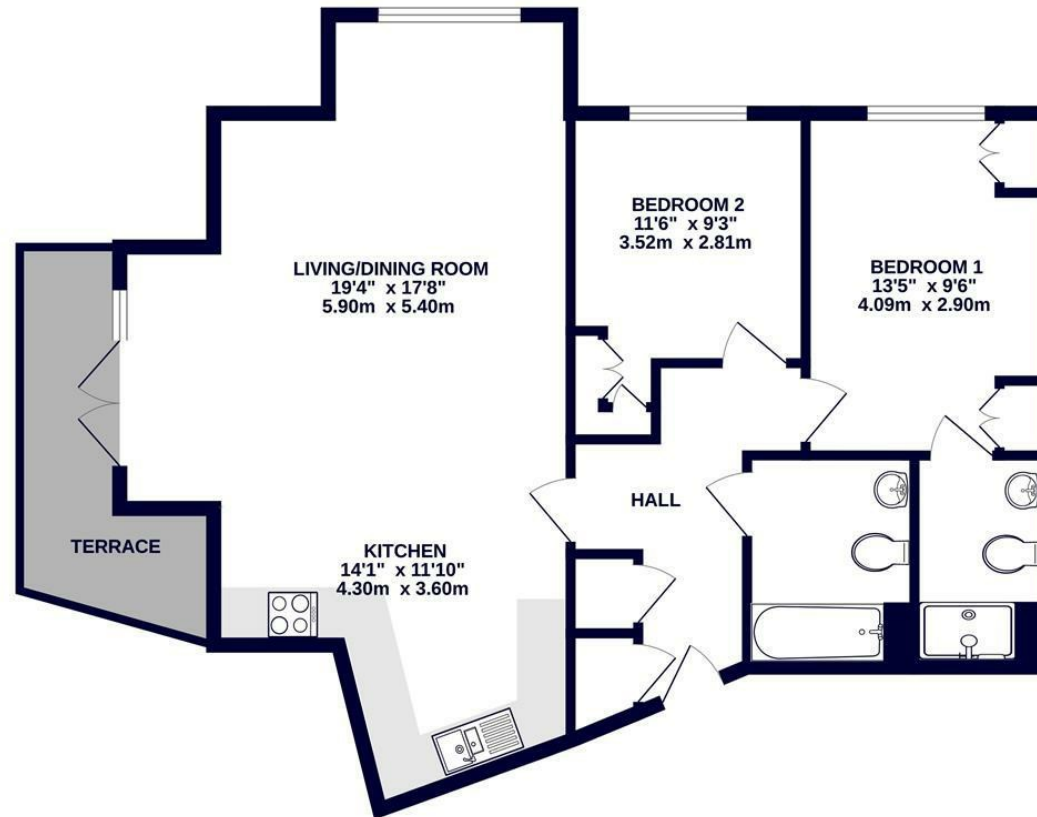
Allocated parking space

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.





GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



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TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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**109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ**
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
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.