

**Vantage Building, Station Approach, Hayes, UB3**

Guide Price £325,000

2 2 1



**TWO BEDROOM - TWO BATHROOM - 5TH FLOOR - PRIVATE BALCONY - ALLOCATED PARKING - 24HR CONCIERGE - RESIDENTIAL GYM FACILITIES - LEASEHOLD - CHAIN FREE**

Henry Wiltshire are pleased to present this bright and spacious two bedroom, two bathroom apartment located on the fifth floor of the highly sought after Vantage Building within the prestigious High Point Village development in Hayes.

Offering approximately 735 sq ft of well-proportioned living space, the property features a generous open-plan reception and dining area with a fully fitted modern kitchen and access to a private balcony, creating an ideal space for both relaxing and entertaining.

The apartment comprises two double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room. A contemporary family bathroom serves the second bedroom and guests.

Residents of High Point Village benefit from excellent on-site facilities including a 24-hour concierge service, private residents' gym, and swimming pool, adding to the convenience and appeal of the development.

Ideally located, the property is just a short walk from Hayes & Harlington Station, providing fast and direct connections to Central London via the Elizabeth Line, as well as easy access to Heathrow Airport. Hayes town centre is also nearby, offering a variety of shops, restaurants, cafés, and local amenities.

This property would make an excellent home for professionals, first-time buyers, or investors, particularly those seeking convenient access to Central London and Heathrow.

- 5th Floor
- Two Bathroom
- Alloacted Parking
- Lease - 981 years
- Ground Rent - £250
- Two Bedroom
- Ensuite
- Private Balcony
- Service Charge - £7000
- Chain Free

