



## Cardinal Building, Station Approach, Hayes

- Sixth Floor Apartment
- Open Plan Living & Integrated Kitchen
- Modern Bathroom
- Furnished
- Walking Distance from Local Amenities, Schools & Transport Links
- One Bedroom with a Built-In Wardrobe
- Available Immediately
- Private Balcony
- Modernised Throughout
- EPC Rating: C/Council Tax: C

**£1,450 Per Month**

Tenure:

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Cardinal Building, Station Approach, Hayes

## DESCRIPTION

Situated on the sixth floor of the sought-after Cardinal Building, this well-presented one-bedroom apartment offers modern living in a highly convenient location.

The property features a spacious double bedroom complete with a built-in wardrobe, providing ample storage. The open-plan living area seamlessly integrates with a contemporary kitchen fitted with modern appliances, creating an ideal space for both relaxing and entertaining. A stylish, modern bathroom complements the apartment, which has been thoughtfully modernised throughout to a high standard.

Further benefits include a private balcony, perfect for enjoying outdoor space, as well as access to well-maintained communal gardens. The apartment is offered furnished, making it ready for immediate occupation. Please be aware that the property does not come with parking.

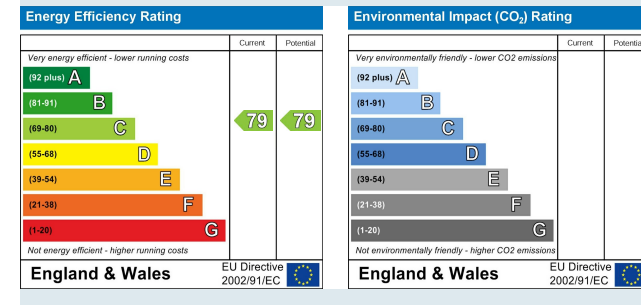
Ideally located within walking distance of Hayes & Harlington Station (Elizabeth Line), the property offers fast and direct connections into Central London, Heathrow Airport, and beyond. Residents will also benefit from close proximity to local amenities including supermarkets, shops, cafes, and restaurants along Station Approach and the nearby town centre. Reputable local schools and excellent bus routes are also easily accessible, enhancing the property's appeal for both professionals and couples.

EPC Rating: C/Council Tax: C



## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Hayes Lettings Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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