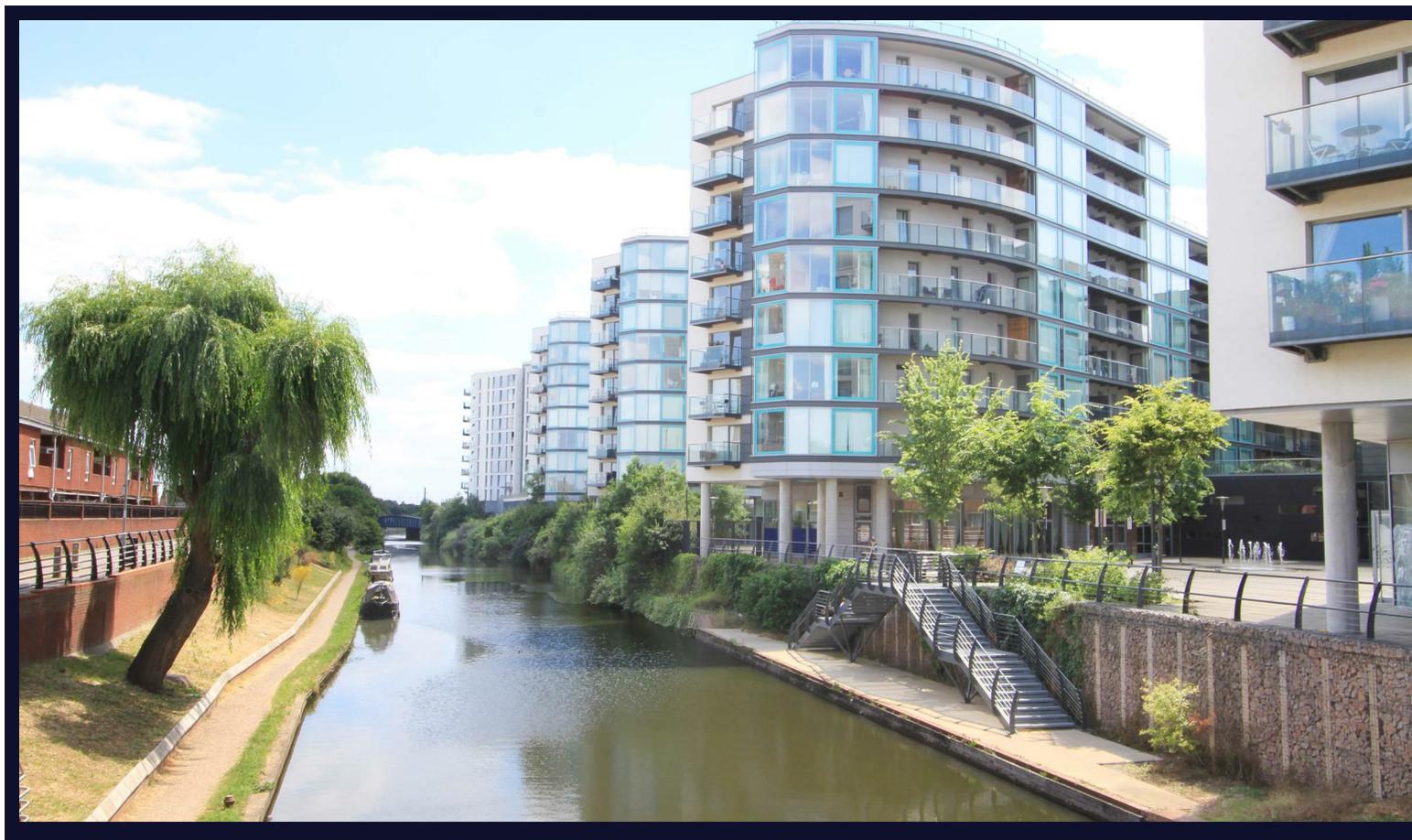


# Station Approach,

Hayes • Middlesex • UB3 4FD

Guide Price: £235,000



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# Station Approach, Hayes • Middlesex • UB3 4FD

A stylish and contemporary luxury apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for both first time buyers and investors. The property is accessed via an impressive communal hallway which benefits from a private concierge room and lifts leading to all floors. Once inside the property there is an entrance hall, 14ft lounge/diner with sliding doors that can separate the 14ft bedroom, 8ft modern kitchen and modern bathroom.

Luxury apartment

Modern kitchen

Modern bathroom

Separate 14ft bedroom via sliding door

Well maintained communal gardens

Onsite gym

Onsite swimming pool

24 hour concierge

Excellent transport links

Ideal for first time buyers and investors alike

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.





### **Directions**

From leaving Hayes & Harlington station, proceed right on Station Road, take your first right onto Station Approach and this will lead you down to High Point Village.

### **Situation**

Situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively. Also providing easy access to the M4/M25 and Heathrow making this brand new five star development is a commuters paradise. With the added convenience of being within walking distance to a Tesco's.

### **Description**

A stylish and contemporary luxury apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for both first time buyers and investors. The property is accessed via an impressive communal hallway which benefits from a private concierge room and lifts leading to all floors. Once inside the property there is an entrance hall, 14ft lounge/diner with sliding doors that can separate the 14ft bedroom, 8ft modern kitchen and modern bathroom.

### **Outside**

High Point Village offers a new urban village maximising green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway. Other features include, concierge, gymnasium and swimming pool.

### **N:B**

These photos were taken before the tenants moved in.



### Schools:

Botwell House Roman Catholic Primary School 0.4 miles  
Cranford Park Academy 0.9 miles  
Pinkwell Primary School 1.1 miles



### Train:

Hayes and Harlington Station 219.8 ft  
Southall Station 2.6 Miles  
West Drayton Station 3.5 Miles



### Car:

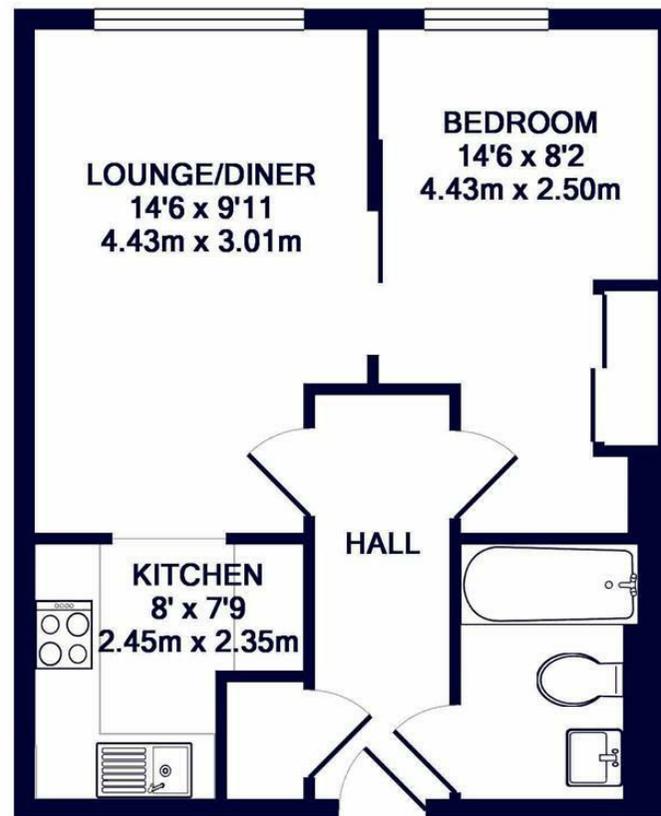
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



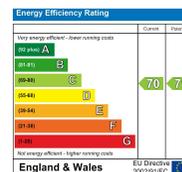
TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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