

Albacore Way, Hayes, UB3 2FQ

Asking Price £315,000

Council Tax Band:



Nestled in the desirable Barrett Homes development of Holmesgate Place, this stunning first-floor flat on Albacore Way, Hayes, offers a generous contemporary living space ideal for first-time buyers or as a buy-to-let investment. Spanning 710 square feet, the property was built in 2011 and has recently undergone light refurbishment, ensuring a fresh and modern feel throughout.

Upon entering, you are greeted by a welcoming entrance hall that features two convenient storage cupboards. The heart of the home is a stylish open-plan lounge that seamlessly integrates with a well-equipped kitchen, perfect for both entertaining and everyday living. This space is further enhanced by a delightful balcony, providing a lovely spot to enjoy the outdoors.

The flat boasts two spacious double bedrooms, offering ample room for relaxation and rest. A modern three-piece family bathroom completes the accommodation, ensuring comfort and convenience for all residents. Additional benefits include gas central heating and double-glazed windows, which contribute to energy efficiency and a cosy atmosphere.

Residents can also enjoy the communal gardens, which provide a pleasant outdoor space, along with an allocated parking space for added convenience. The location is particularly advantageous, with Uxbridge Road just a short commute away, offering a vibrant selection of shops, cafes, and restaurants, as well as excellent local transport links.

This property presents an exceptional opportunity to secure a modern flat in a sought-after area, making it a must-see for those looking to invest in a quality home. Virtual viewings are available for your convenience.

Lease Length - approx 188 years remaining.

Annual Service Charge - £1273.00

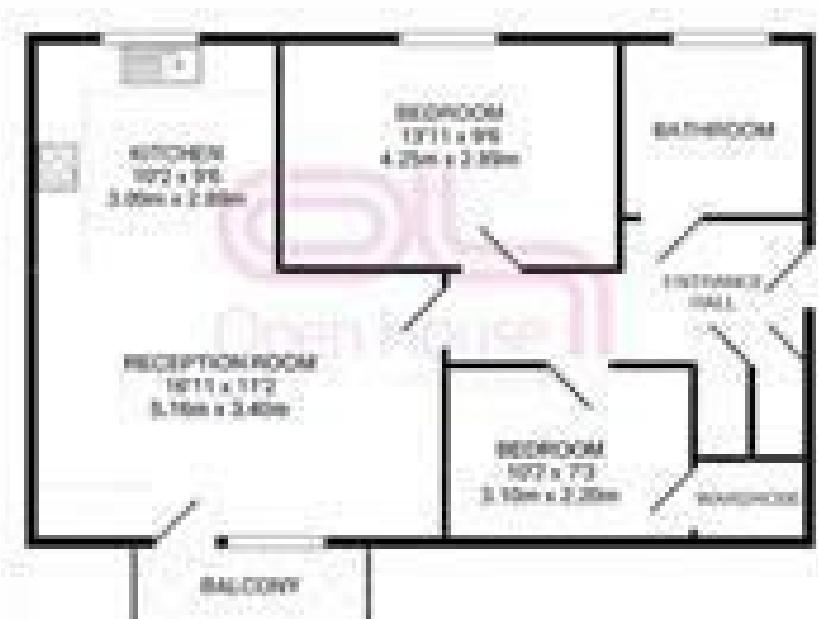
Annual Ground Rent - £260.00

EPC Rating: B

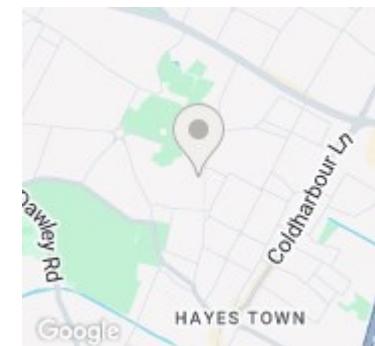
Council Tax Band: B



Open House London



THEORY OF THE STATE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			