



Blyth Road, Hayes

- 2 Bedroom apartment with no onward chain
- Great transport links and local amenities
- Open plan living room and kitchen
- Fifth floor with south facing balcony and large communal courtyard

- Short walk to Hayes & Harlington Underground Station and buses
- Built in storage cupboards in hallway and bedroom
- Built in fridge freezer and dishwasher

Asking Price £360,000

Tenure: Leasehold

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Blyth Road, Hayes

DESCRIPTION

Welcome to this charming two-bedroom flat located on Blyth Road in Hayes. This purpose-built property offers a delightful living space, perfect for individuals or small families seeking comfort and convenience. The flat features a lovely balcony, providing a perfect spot to relax and enjoy the fresh air.

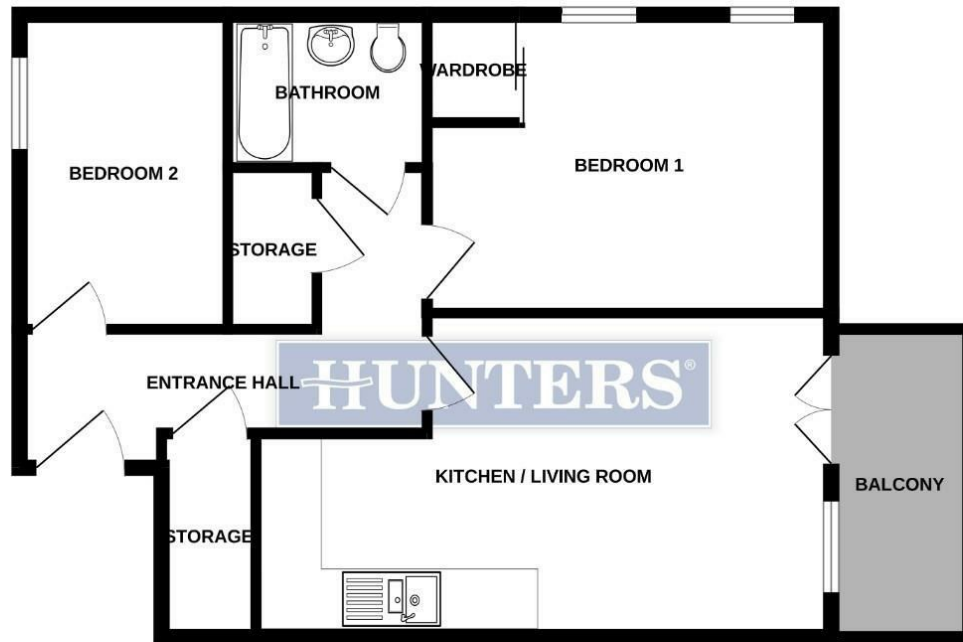
The master bedroom is thoughtfully designed with built-in storage, ensuring that you have ample space to keep your belongings organised. Additionally, there is a handy storage cupboard in the hallway, adding to the practicality of the flat. The property is conveniently located within walking distance to local shops and amenities, making daily errands a breeze.

This flat presents an excellent opportunity for those looking to embrace a vibrant lifestyle in Hayes. With its modern features and prime location, it is sure to appeal to a variety of buyers or renters. Don't miss the chance to make this delightful flat your new home.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

Council Tax: C



91 BLUENOTE APARTMENTS

TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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Viewing

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

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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