

Albacore Way, Hayes, UB3 2FW

Asking Price £315,000

Council Tax Band:



Welcome to this delightful two-bedroom apartment located on Albacore Way in Hayes, nestled within the sought-after Barrett Homes development known as Holmesgate Place. This modern property, built in 2013, offers a generous living space of 721 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a welcoming entrance hall that features two handy storage cupboards, perfect for keeping your living space tidy. The heart of the home is the stylish open-plan lounge, which seamlessly integrates with a fully equipped kitchen, creating a perfect environment for entertaining or relaxing. From the lounge, you can access a charming balcony, ideal for enjoying a morning coffee or unwinding in the evening.

The property boasts a master bedroom complete with an en-suite bathroom, providing a private retreat. Additionally, there is a well-proportioned double bedroom and a modern family bathroom fitted with a three-piece suite, ensuring ample facilities for residents and guests alike.

Further benefits include gas central heating, double-glazed windows for energy efficiency, and access to communal gardens, providing a lovely outdoor space to enjoy. An allocated parking space adds to the convenience of this property.

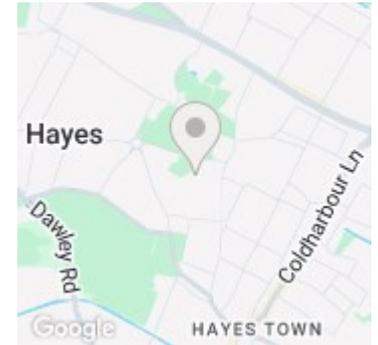
Situated just a short commute from Uxbridge Road, residents will find a vibrant array of shops, cafes, and restaurants, along with excellent local transport links. This property is perfect for those looking to enjoy modern living in a thriving community. Don't miss the opportunity to make this lovely house your new home.

Lease Length - approx 141 years remaining.
 EPC Rating: C
 Council Tax Band: C
 Ground rent: £300,00 pa
 Service charge: £2,089.78 pa



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(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	