2 Nine Acres Close

Hayes • • UB3 1SU

Offers In Excess Of: £275,000



coopers

est 1986

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This well-proportioned second-floor apartment, located in a small, modern block of just six units built in 2007, offers approximately 671 sq. ft. of living space. The layout includes two doubles bedrooms, a spacious 20ft x 11ft living room/diner ideal for entertaining and a separate kitchen fitted with modern appliances. The apartment also benefits from a generous hallway and a well-appointed bathroom. With its practical layout and contemporary design whilst being within walking distance of Hayes & Harlington Station, this property is well-suited for professionals, couples, or small families seeking comfort and convenience in a quiet residential setting.

No chain

Second (top) floor apartment

Two doubles bedrooms

671 sq.ft

Sublime bathroom

171 year lease

Allocated parking

Communal garden

Schools & Amenities within walking distance

1 mile from Hayes & Harlington Station

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.







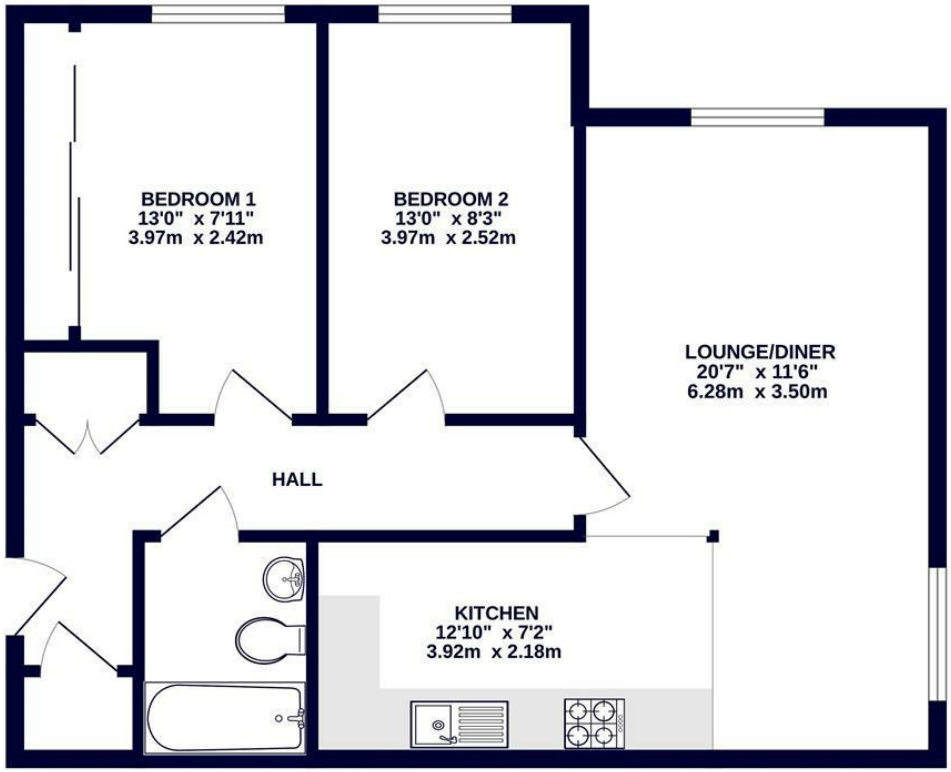








2ND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

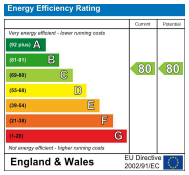


TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

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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