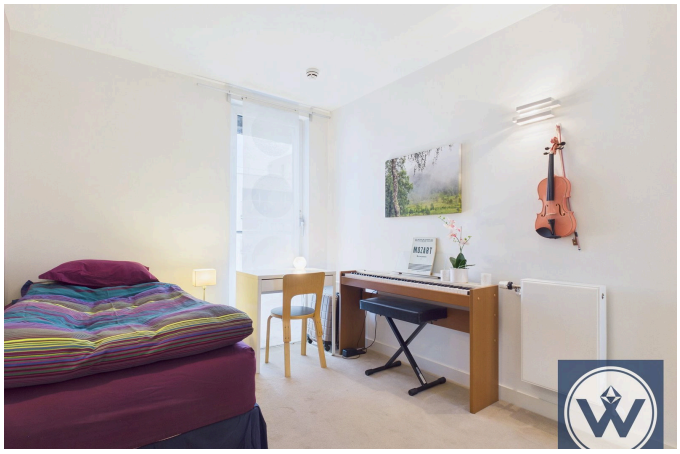
Navigation Building, Station Approach, UB3

Guide Price £295,000

2 2 1



TWO BEDROOM - TWO BATHROOM - ENSUITE - ALLOCATED PARKING - LEASEHOLD - 24HR CONCEIRGE - GYM FACILITIES - CHAIN FREE

Henry Wiltshire is delighted to present this well appointed two bedroom, two bathroom apartment, situated on the fifth floor of the highly sought after Navigation Building within the popular High Point Village development.

Offering a spacious and well designed layout, contemporary interiors and an excellent range of on site resident facilities, this west facing apartment is ideally suited to professionals, couples and small families looking for modern living with convenient transport connections.

The property opens into a welcoming hallway leading through to a bright and spacious open plan reception and dining area, featuring attractive wooden flooring and large windows allowing plenty of natural light to fill the living space.

The modern, fully fitted kitchen is finished to a contemporary standard and benefits from a range of integrated appliances, including an oven, hob, fridge/freezer and dishwasher, providing a practical yet stylish space for everyday living and entertaining.

Both bedrooms are generously proportioned doubles, offering ample room for bedroom furniture and storage. The principal bedroom further benefits from a private en-suite shower room, while the second bedroom is served by a separate contemporary family bathroom, complete with a bath and shower over, wash basin and WC.

The apartment is finished in neutral décor throughout, creating a bright and versatile living environment that is ready for its next owner or occupier to make their own.

Convenient access to Hayes & Harlington Station and the Elizabeth line, providing connections into central London and beyond. Combining generous living accommodation, modern interiors and an impressive range of resident amenities, this apartment represents an excellent opportunity to acquire a home within one of Hayes' established residential developments.

- Two Bedroom
- Two Bathroom
- Allocated Parking
- EPC - B
- Council Tax Band - C
- Lease Remaining - 981 years
- Service Charge - £7,600
- Ground Rent - £250
- Gym Facilites
- Chain Free

