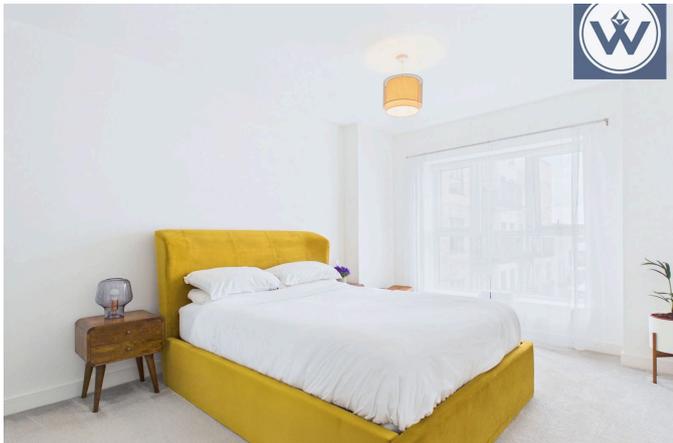


## Bluenote Apartments, Blyth Road, Hayes, UB3

Guide Price £325,000

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**ONE BEDROOM - ONE BATHROOM - ALLOCATED PARKING - LEASEHOLD - LIFT ACCESS - PRIVATE BALCONY - COMMUNAL GARDEN - CHAIN FREE**

Henry Wiltshire are pleased present this beautifully presented sixth floor, west facing one bedroom apartment extending to approximately 50 sq. metres, complete with a private balcony and allocated parking.

Positioned within the sought after Bluenote Apartments, this modern home combines contemporary specification with practical design. The west facing balcony enjoys afternoon and evening light, creating a bright and inviting living space.

The open plan kitchen/living area features Amtico parquet flooring, low energy downlights and a media wall with Satellite HD enabled TV plate and bedroom relay connection. The kitchen is finished in a stylish Linear Range inline matt white design with Brazilian walnut laminate worktops, and is fully equipped with integrated Zanussi fridge-freezer, oven, hob, extractor hood, dishwasher and washer-dryer.

The bedroom benefits from fitted wardrobes and soft Oaklands carpeting, while the bathroom is finished to a high standard with contemporary Roca white sanitaryware, Mira shower, ceramic wall and floor tiling, mirrored vanity unit, shaver socket and a thermostatically controlled chrome heated towel rail.

Additional features include:

- Zoned heating
- Mechanical Ventilation with Heat Recovery (MVHR) system
- USB charging ports
- Hyperoptic broadband
- Video entry system
- Key fob secure access

The Development residents benefit from:

- Weekday concierge service
- Secure post room
- Cycle storage
- Lift access
- Well-maintained communal areas

The property also benefits from the remaining 5 years NHBC warranty for added peace of mind.

Situated just a 4 minute walk to the Elizabeth Line, this home offers exceptional connectivity reaching Paddington in approximately 25 minutes and Heathrow in just 17 minutes, making it ideal for both commuters and investors alike.

This is an excellent opportunity to acquire a modern, energy efficient apartment with private outdoor space and parking, moments from one of London's most transformative transport links.

- One Bedroom
- Private Balcony
- Allocated Parking
- Service Charge - £2000
- Building Insurance - £249.22
- One Bathroom
- Parquet flooring
- Communal Garden
- Ground Rent - £0
- Leasehold 994 years remaining

