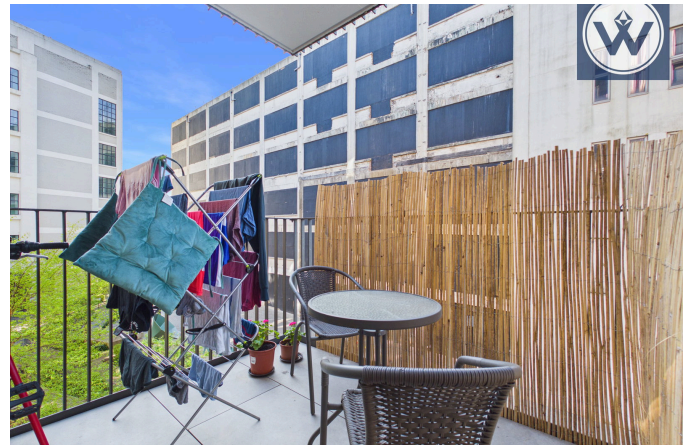


## Gramophone Lane, Hayes, UB3 1FP

Guide Price £325,000

 1  1  1



**ONE BEDROOM - EN SUITE BATHROOM - PRIVATE BALCONY - COMMUNAL GARDEN - LIST ACCESS - LEASEHOLD - CHAIN FREE**

Henry Wiltshire are delighted to present this modern and well appointed one bedroom apartment, ideally positioned on the second floor of a sought after development on Gramophone Lane.

The property features a bright and spacious open-plan reception area, seamlessly flowing into a contemporary fitted kitchen complete with an induction hob, dishwasher, fridge/freezer, and ample storage perfectly suited to modern living. The bedroom is generously proportioned and benefits from fitted wardrobes, alongside a sleek en suite bathroom.

A key highlight of the property is the private balcony, offering a pleasant outlook over the well-maintained communal gardens on the second floor an ideal space for relaxing or entertaining.

This apartment represents an excellent opportunity for both first-time buyers and investors alike, providing a low maintenance lifestyle in a desirable location.

- One Bedroom
- Lift Access
- Communal Garden
- EPC - B
- Ground Rent - £0
- One Bathroom/En Suite
- Private Balcony
- Council Tax Band - C
- Service Charge £1,550
- Chain Free

