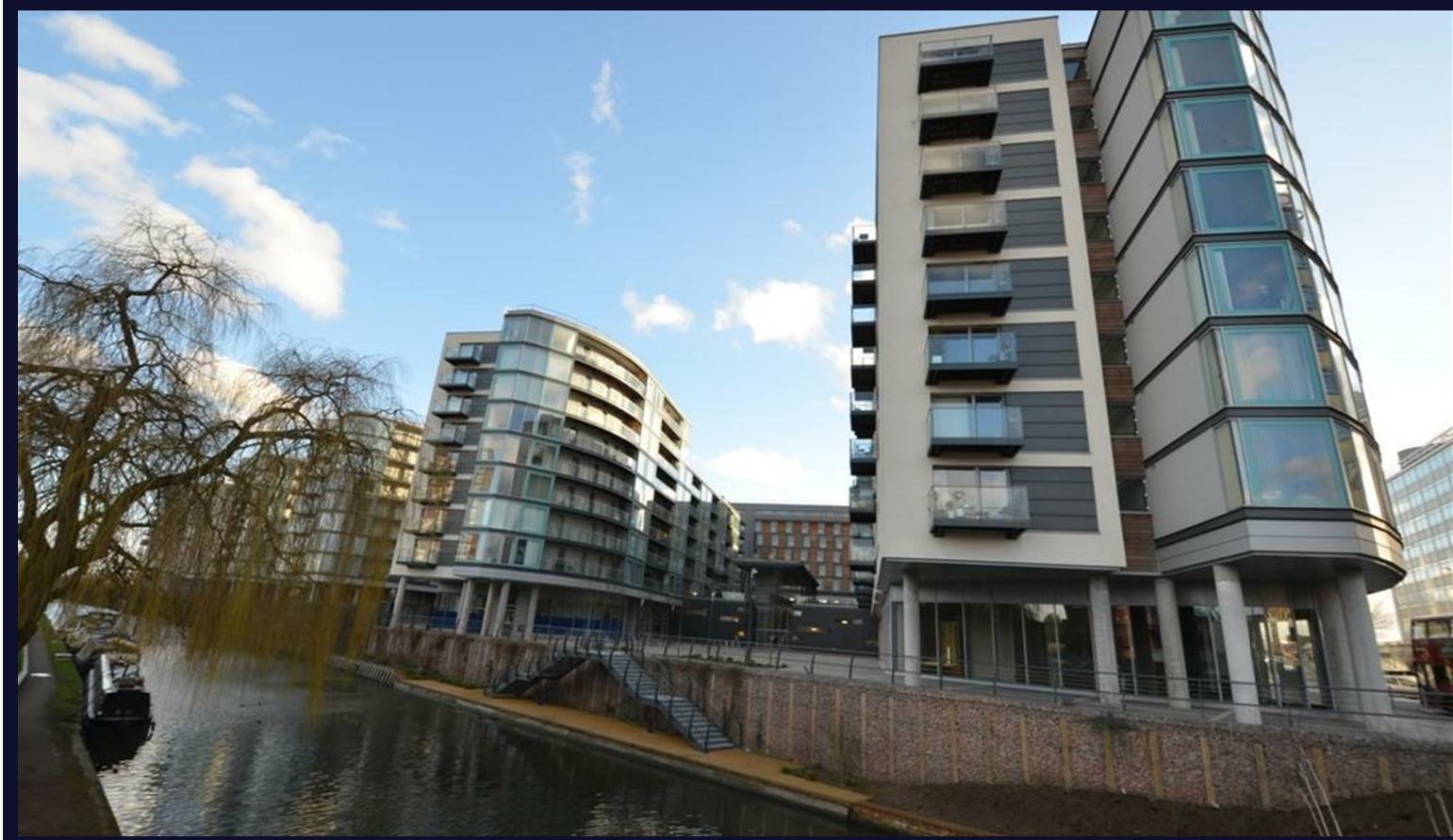


Station Approach

Hayes • Middlesex • UB3 4FD
Guide Price: £225,000



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Station Approach

Hayes • Middlesex • UB3 4FD

A one bedroom third floor luxury apartment situated in Cardinal Building, within walking distance on Hayes & Harlington Station and its Elizabeth Line. The property is accessed via an impressive communal hallway which benefits from a private concierge room and lifts leading to all floors. Once inside the property there is an entrance hall, 21ft living/dining room, 8ft kitchen, 15ft bedroom and bathroom. Outside there are well kept communal gardens.

One bedroom apartment

Third floor

Fantastic transport links

24 hour concierge

21ft living/dining room

15ft bedroom

Gymnasium and swimming pool

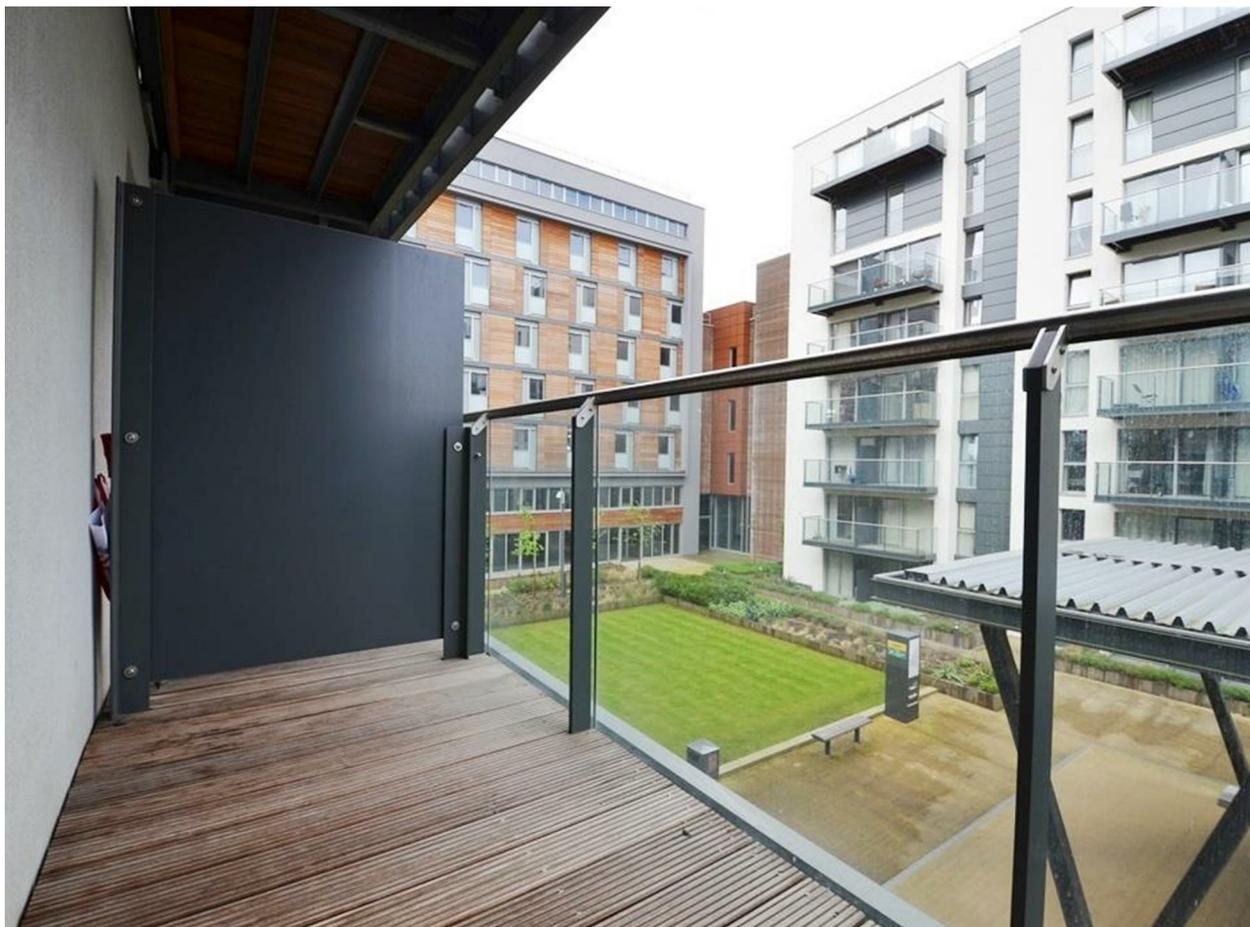
Balcony

Furnished or unfurnished

Communal gardens

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.





Property

A stylish and contemporary luxury apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for both first time buyers and investors. The property is accessed via an impressive communal hallway which benefits from a private concierge room and lifts leading to all floors. Once inside the property there is an entrance hall, 21ft living/dining room, 8ft kitchen, 15ft bedroom and bathroom.

Outside

The flat boasts a private balcony while the development offers a new urban village maximising green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway. Other features include, concierge, gymnasium and swimming pool.

Location

Situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the Elizabeth Line. Also providing easy access to the M4/M25 and Heathrow making this five star development a commuters paradise. With the added convenience of being within walking distance to a Tesco's.

N:B

The photos were taken before the tenant moved in.



Schools:

Botwell House Roman Catholic Primary School 0.4 miles
Cranford Park Academy 0.9 miles
Pinkwell Primary School 1.1 miles



Train:

Hayes and Harlington Station 219.8 ft
Southall Station 2.6 Miles
West Drayton Station 3.5 Miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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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01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	81	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.