



£410,000 Leasehold

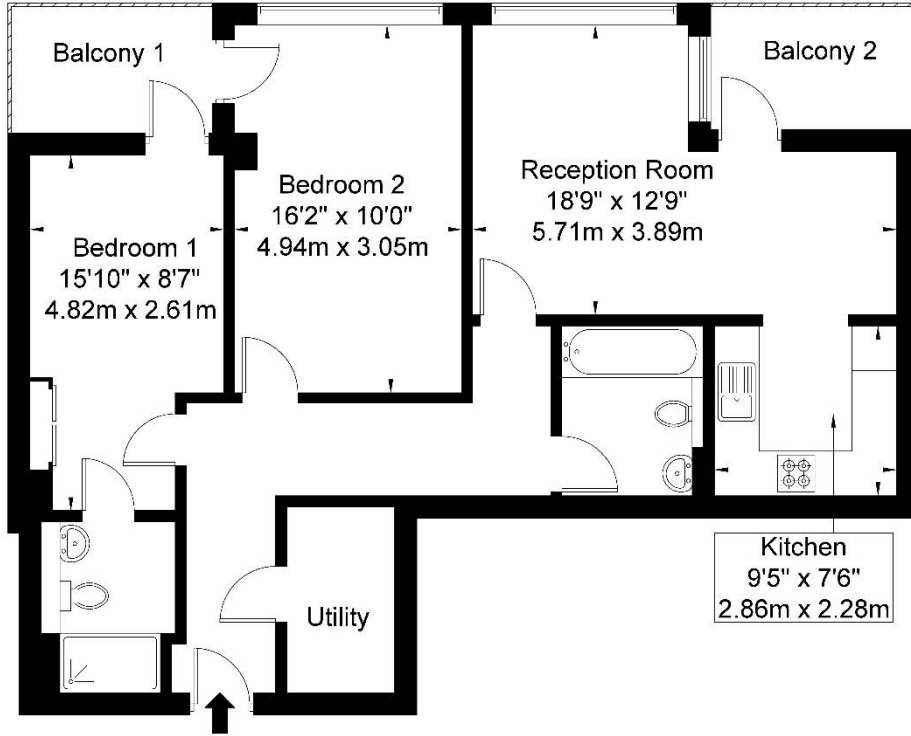
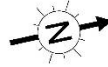
Vantage Building, Station Approach, Hayes, UB3

HIGH POINT VILLAGE! Simple Estate Agents present to the market this amazing fourth floor two bed two bath apartment in the popular High Point Village next to the Hayes and Harlington Station. The property benefits from concierge service, lift service, two double rooms, great open plan lounge/kitchen area and balcony to name a few. The property is located next to the Hayes and Harlington Station (Elizabeth Line) giving it great access to London. This would make for a great first home or buy to let investment...

Vantage Building, Station Approach, Hayes, UB3

Vantage Building Station Approach Hayes UB3 4FA

Approx Gross Internal Area = 77 sq m / 828 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft
Turn left onto Hunters Grove 125 ft Turn left onto Coldharbour Ln 0.2 mi At the roundabout, take the 1st exit onto Pump Ln 236 ft Turn right onto Crown Cl 0.2 mi
Turn left onto Station Rd 430 ft At the roundabout, take the 1st exit onto Station Approach Destination will be on the left 89 ft UB3 4FA Hayes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.