



## 53 Pump Lane, Hayes, UB3 3FN

- Seventh Floor Apartment
- Modern Bathroom
- Fitted Kitchen
- Over 900 Year Lease
- Close to Local Amenities, Schools & Transport Links
- One Bedroom with Built-In Wardrobes
- Open Plan Living
- Private Balcony
- Allocated Parking & Communal Court Yard
- EPC Rating: B/Council Tax Band: C

**Offers In Excess Of £300,000**



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## DESCRIPTION

Situated within the modern and well-maintained Mortise House development, presents an excellent opportunity for first-time buyers.

This top floor apartment offers well-proportioned accommodation throughout, featuring a spacious one bedroom with built-in wardrobes, providing ample storage. The property also benefits from a modern bathroom finished to a high standard.

At the heart of the home is the open plan living area, designed to maximise space and natural light, seamlessly flowing into a fitted kitchen equipped with contemporary units and integrated appliances—ideal for both everyday living and entertaining.

A standout feature is the private balcony, offering a pleasant outdoor space to relax and unwind.

Residents further benefit from a secure entrance, lift access, and access to a well-kept communal courtyard, enhancing both convenience and lifestyle. The property also includes allocated parking.

Ideally located, the apartment is close to a range of local amenities, including shops, supermarkets, and eateries along Pump Lane and the surrounding area. Families will appreciate proximity to well-regarded local schools, while commuters benefit from excellent transport links, including nearby Hayes & Harlington Station (Elizabeth Line), providing fast and direct access into Central London, Heathrow Airport, and beyond, as well as easy access to the A312, A40, and M4.

EPC Rating: B/Council Tax Band: C

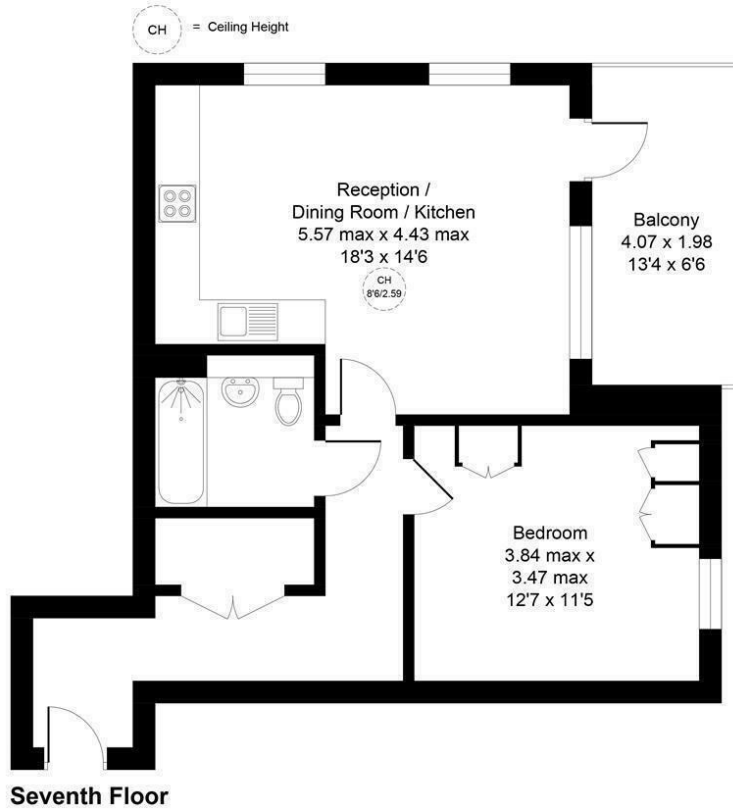






### Mortise House, Pump Lane, Hayes, UB3

Approximate Area = 582 sq ft / 54.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.

#### Viewings

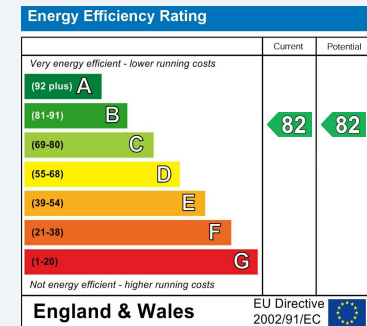
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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