

## Oakland Court, Cranford Lane, Hayes, UB3 5HD

- Two Bedrooms
- Ground Floor Apartment
- Immaculate Condition
- Gated Development
- Viewings Highly Recommended
- Two Bathrooms
- Private Garden
- Parking
- Lease Over 900 Years
- EPC Rating C

**Asking Price £350,000**



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## DESCRIPTION

An impressive and immaculately kept, two bedroom ground floor apartment being offered for sale in Oakpoint, Cranford Lane with NO ONWARD CHAIN. The property is perfect for first time buyers or downsizers looking for luxury and spacious living.

The property comprises entrance hall, open plan living area incorporating a modern fitted kitchen, two double bedrooms, two modern bathrooms (one being an en-suite) and storage cupboards throughout. Outside, the property has its own private garden along with parking. There is also rear access along with frontal access through the communal area. The development itself is private and gated offering a sense of privacy and security.

Cranford Lane is within easy reach of local amenities, bus links and Heathrow Airport. Local schools, parks and green space are within walking distance and the Elizabeth Line is also within easy reach providing access into London and Paddington.

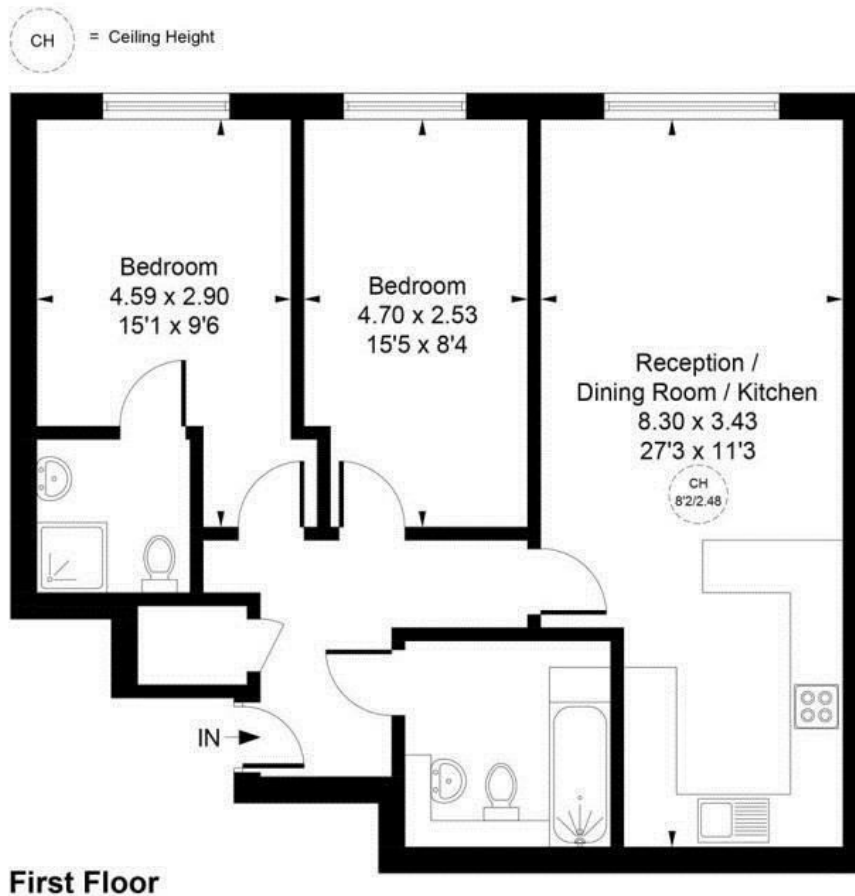








Approximate Gross Internal Area = 69.27 sq m / 746 sq ft



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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### 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.

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

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.