



Trident House, Station Road, Hayes, UB3 4FP

- Studio Apartment
- Great Condition
- Juliet Balcony
- Modern Shower Room
- Moments Away from Elizabeth Line
- Parking
- Separate Bedroom Area
- Modern Fitted Kitchen
- Prominent Hayes Town Location
- EPC Rating C

Asking Price £215,000

Tenure: Leasehold

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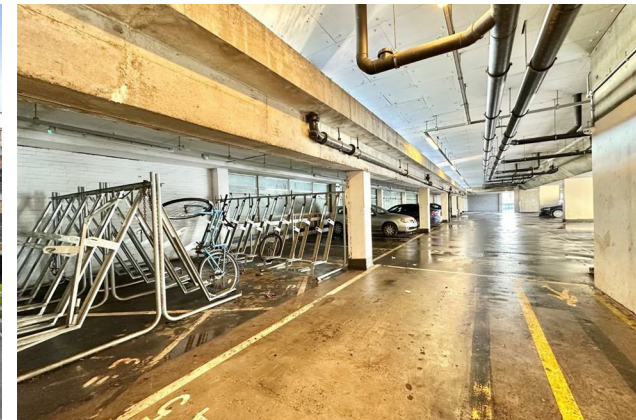
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DESCRIPTION

Situated in Trident House on Station Road in Hayes Town is this modern, studio apartment situated on the fifth floor. The property is perfectly located and is a stones throw away from amenities, transport links, Heathrow Airport and the Elizabeth Line.

The property comprises modern shower room, modern fitted kitchen, living area and separate bedroom space with rotary integrated TV unit. The property also benefits from a Juliet balcony and a parking space which is securely gated for residents.

Situated in a prime location, Trident House offers excellent transport links and easy access to local amenities. Whether you are commuting to work or exploring the vibrant surroundings, you will find everything you need within reach. The area boasts a variety of shops, cafes, and parks, providing a lively community atmosphere.





Council Tax:

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			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

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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