



Bluenote Apartments, Blyth Road, Hayes, UB3 1FG

- One Bedroom Apartment
- Fantastic Condition
- Modern Fitted Kitchen & Bathroom
- Walking Distance to Hayes & Harlington Station & Town Center
- EPC Rating B
- Outdoor Terrace Overlooking Communal Gardens
- Open Plan Living
- Concierge Service & Entry Comm System for Residents
- Built in 2021 by Bellway Homes
- Lease Over 990 Years

Asking Price £325,000



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Situated in a modern, sought after development just moments away from Hayes and Harlington mainline station is this immaculate, one bedroom apartment on the ground/mezzanine floor. The property was built in 2021 by the renowned Bellway Homes and offers spacious, light filled accommodation throughout.

The property comprises entrance hall, double storage unit with space for shelving and a washing machine, modern three piece bathroom suite, open plan reception room incorporating a modern fitted kitchen with integrated appliances, master room with fitted wardrobes and separate, modern bathroom suite. Outside the property benefits from a private terrace with a north easterly view along with communal gardens on the first floor for residents. The building is securely looked after with modern entry communication systems at each entrance point along with a concierge service running from 7am - 7pm from Monday - Friday.



Blue note apartments is situated within the fast-emerging business hub of Hayes. Seamless transport links mean it is equally well-connected to Heathrow Airport, some of the most prosperous business areas, the M4 corridor and Central London. Heathrow Airport can be reached in just 6 minutes via the Heathrow Connect service and 12 minutes via regular direct rail services. London Paddington is only 20 minutes away by rail, where connections with a number of Tube lines can be made. Crossrail also operates through Hayes and Harlington station meaning a direct journey to the west end of London will take approx 20 minutes.

Lease: 994 Years Remaining
Service Charge Per Annum £1,800
Ground Rent Per Annum £0
Council Tax Band C
EPC Rating B

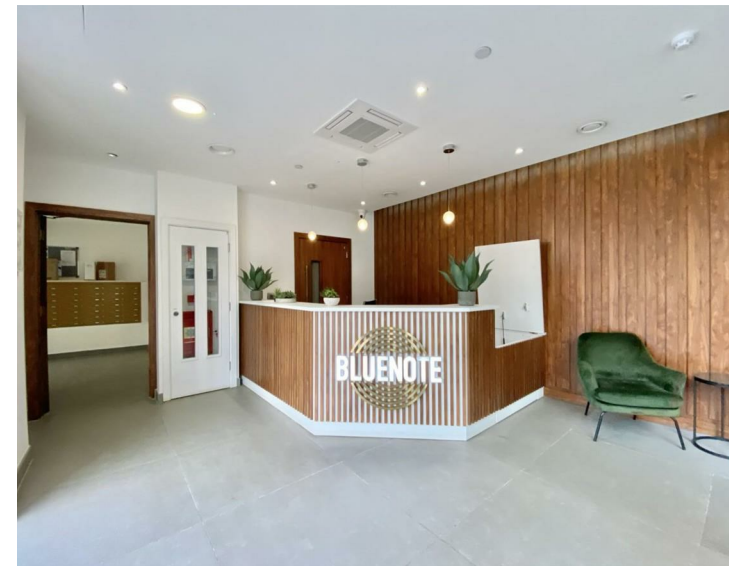
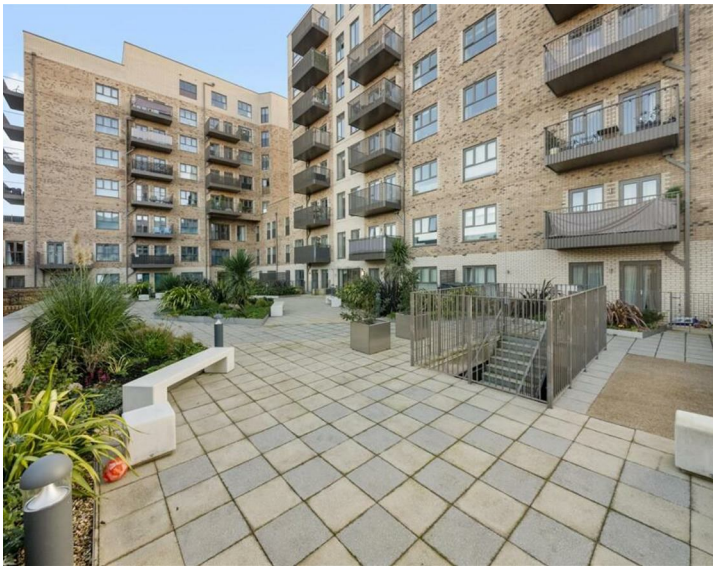


Additional key features:

- Parquet flooring
- Gym within 1 min walking distance
- Prime Location, Concierge and Mail-room
- Residential bike storage
- Residential Communal Garden
- Excellent Transport Links -Located just 0.1 mile to Hayes & Harlington train station which offers the Elizabeth Line, access in to Central London in 20 min



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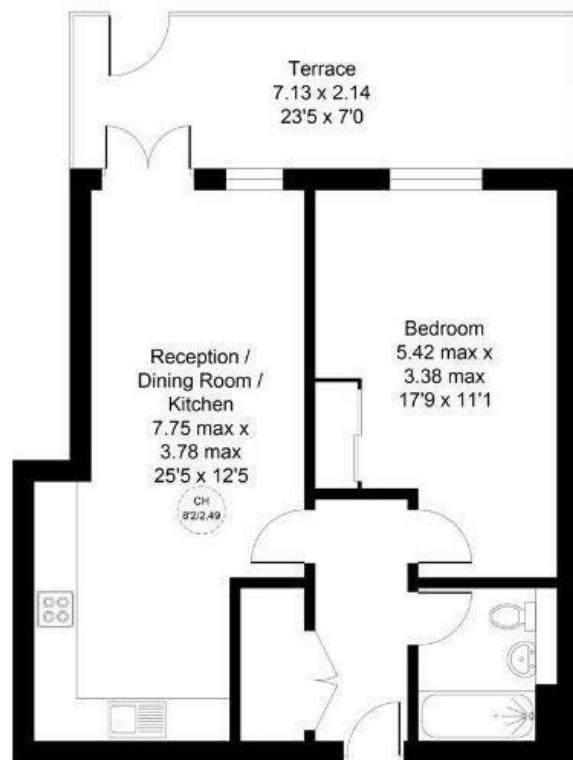


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Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale

CH = Ceiling Height



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.

Viewings

Please contact 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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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