



Boiler House, Material Walk, Hayes

- Two Bedroom Apartment
- Modern Fitted Kitchen
- Two Balconies
- Rooftop Communal Terraced Area
- Moments Away from Hayes Town & Elizabeth Line
- Fifth Floor w/ Corner Aspect Views & Lighting
- Open Plan Living
- Two Parking Spaces
- Great for First Time Buyers
- EPC Rating B

Offers In Excess Of £350,000



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DESCRIPTION

Brought to the market in Boiler House on Blyth Road is this modern, two bedroom apartment situated on the fifth floor. Built in circa 2018 the property benefits from being a stones throw away from Hayes and Harlington Station and is perfect for first time buyers looking to step onto the property ladder.

The property comprises entrance hall with utility cupboard, open plan 'L' shaped living area incorporating a sitting room, dining area and modern fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom suite. The property also benefits from having two balconies, one off the sitting room and one off the bedroom along with the added benefit of two parking spaces which are currently being rented for circa £125 per month/£3,000 per annum with the option to take back for personal use.

Situated within a walking distance of Hayes and Harlington Station, this property boasts style, size and is situated in a very convenient location to travel on to the new Elizabeth Line, reducing travel times to Central London and surrounding areas. You are also within close proximity to Hayes Town providing an array of shops, amenities, eateries and restaurants. Heathrow Airport and dual/motorway links are also within driving distance.

Leasehold 954 Years Remaining

Service charge, ground rent and parking space charges per annum £4,380 (Please confirm these details with your solicitor)

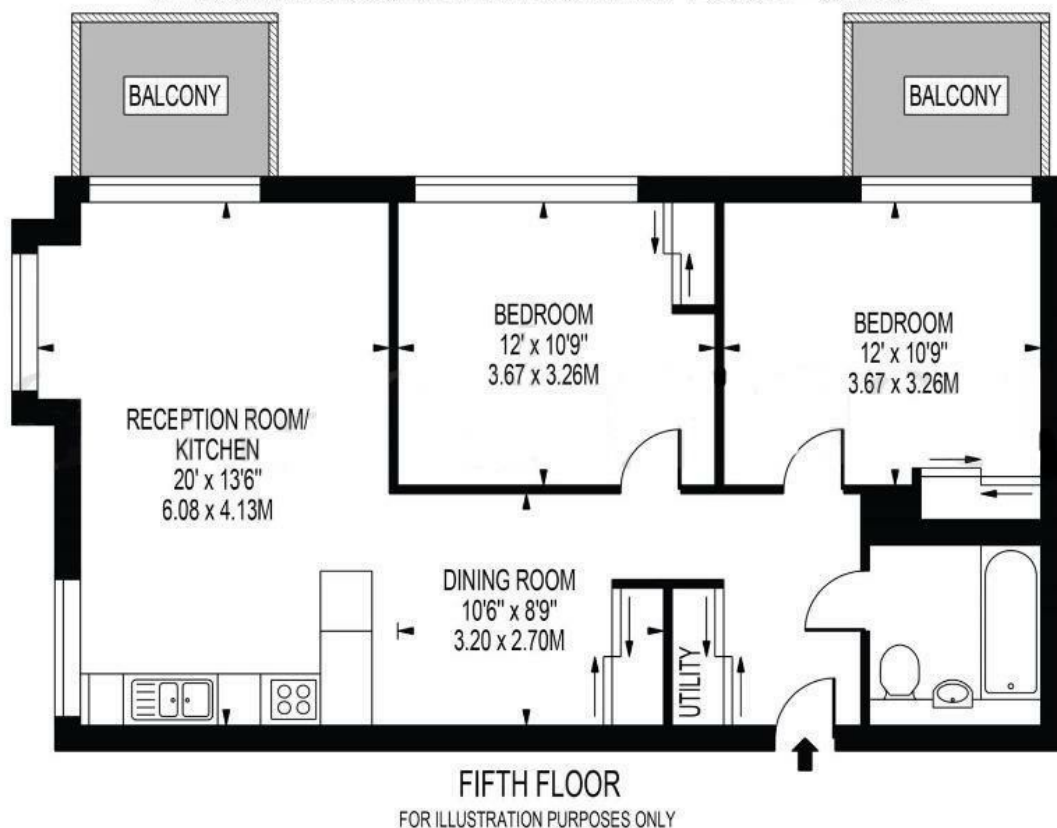
****DISCLAIMER - These photos are from 2022 prior to the existing tenancy, please be mindful the presentation may vary****





BOILER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 745 SQ FT - 69.22 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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	84	84
(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.