

## 7 Gramophone Lane, , Hayes, UB3 1FP

- One Bedroom Apartment
- Includes Own Parking
- Large Balcony
- Built by 'Weston Homes' in 2021
- Modern Fitted Kitchen & Bathroom Suite
- Immaculate Condition
- Open Plan Living
- Walking Distance to Hayes & Harlington Station
- Viewings Strongly Advised
- Fitted Wardrobes

**Asking Price £345,000**



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## DESCRIPTION

Nestled in the charming area of Gramophone Lane, Hayes, this newly built house offers a modern living experience in a desirable location. Spanning an impressive 614 square feet, the property has been thoughtfully designed to maximise space and comfort, making it an ideal choice for individuals or small families seeking a contemporary home.

Constructed in 2023, this property boasts the latest in building standards and energy efficiency, ensuring a sustainable lifestyle for its occupants. The fresh, clean lines of the architecture are complemented by a stylish interior that invites you to make it your own.

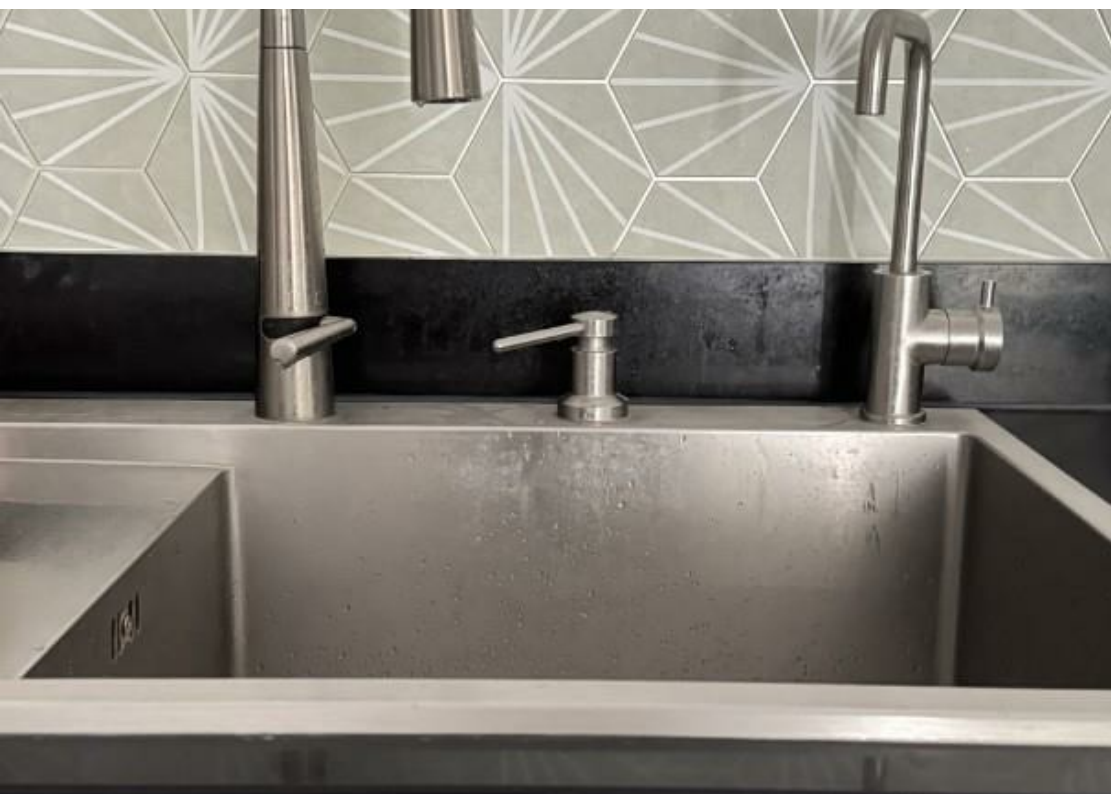
The layout of the house is both practical and inviting, providing a perfect backdrop for everyday living. With ample natural light flooding through the windows, the living spaces feel airy and welcoming. The new build status means that you can enjoy the benefits of modern fixtures and fittings, reducing the need for immediate renovations or repairs.

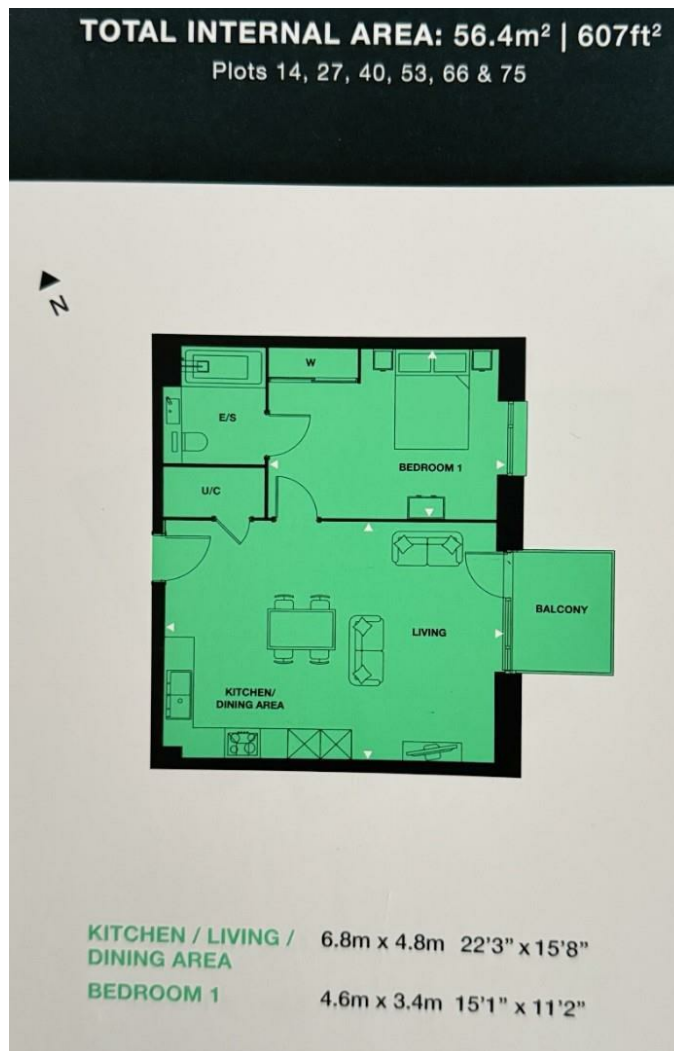
Located in Hayes, residents will appreciate the convenience of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to central London and beyond a straightforward affair.

This property represents a unique opportunity to own a brand-new home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this house on Gramophone Lane is sure to impress with its blend of modernity and practicality. Do not miss the chance to make this delightful property your new home.









### Viewings

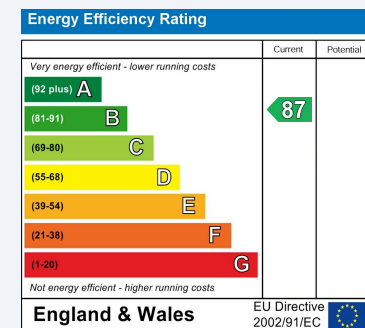
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.