

## Albacore Way, , Hayes, London, UB3 2FQ

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Reception Room
- Communal Gardens
- EPC Rating B
- No Chain
- Modern Bathroom Suite
- Modern Fitted Kitchen
- Allocated Parking Space
- Council Tax Band B

**Asking Price £325,000**

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## DESCRIPTION

Brought to the market in Seafox House, Albacore Way is this well presented, larger than most, two bedroom ground floor apartment. This property is being offered for sale with no onward chain and is the perfect stepping stone to getting on the property ladder.

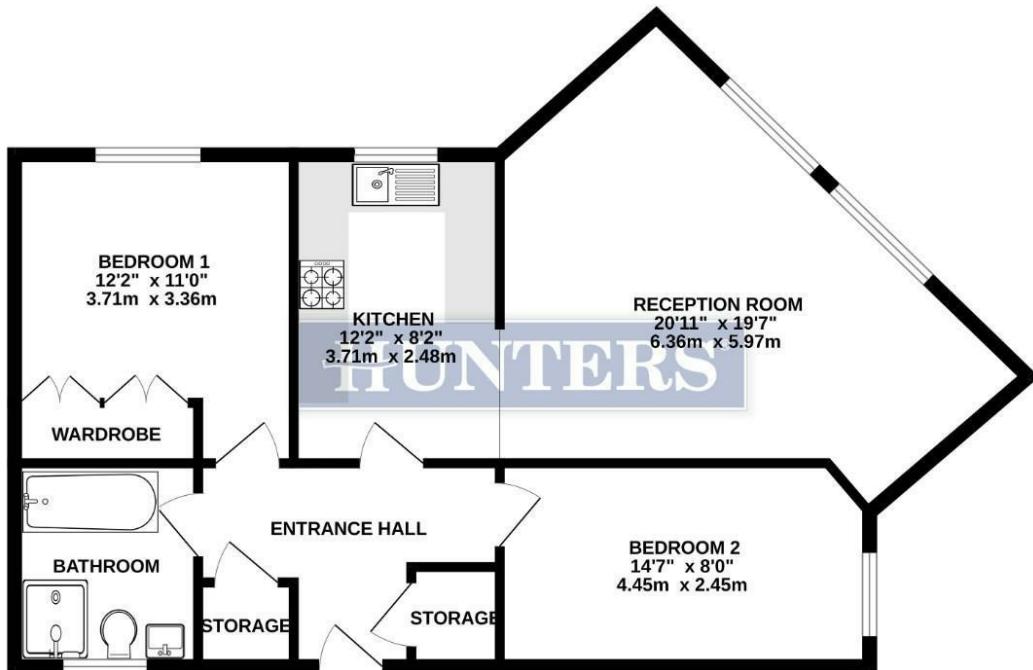
The property comprises entrance hall, two bedrooms, modern fitted kitchen, generous open plan reception room, four piece bathroom suite and storage facilities throughout. Externally the property has got a communal garden with a storage facility and allocated parking space within the development.

Albacore Way is a modern development situated in Hayes Town just off Church Road. You are within close proximity to bus links, local schools and amenities. The Uxbridge Road and Hayes Town amenities are within easy reach along with the Hayes and Harlington Train Station now servicing the Elizabeth Line. The A312/A40 is driving distance providing further access to Heathrow, Inner & Outer London.





GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustration is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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)	A		
(81-91)	B		
(69-80)	C	81	81
(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.