



## Pump Lane, Hayes

- One Bed Apartment w/ Balcony
- Stunning Development
- Quartz 'Salt & Pepper' Worktops
- Perfect First Time Buy
- 10 Year NHBC Warranty

- Travel to London Paddington in 21 mins
- Amtico Spacia Flooring
- Travel to Heathrow Airport (Terminals 2 & 3) in 6 mins
- 999 Year Lease From 2020
- 0.4 Miles to Hayes & Harlington Station

**Asking Price £325,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Pump Lane, Hayes

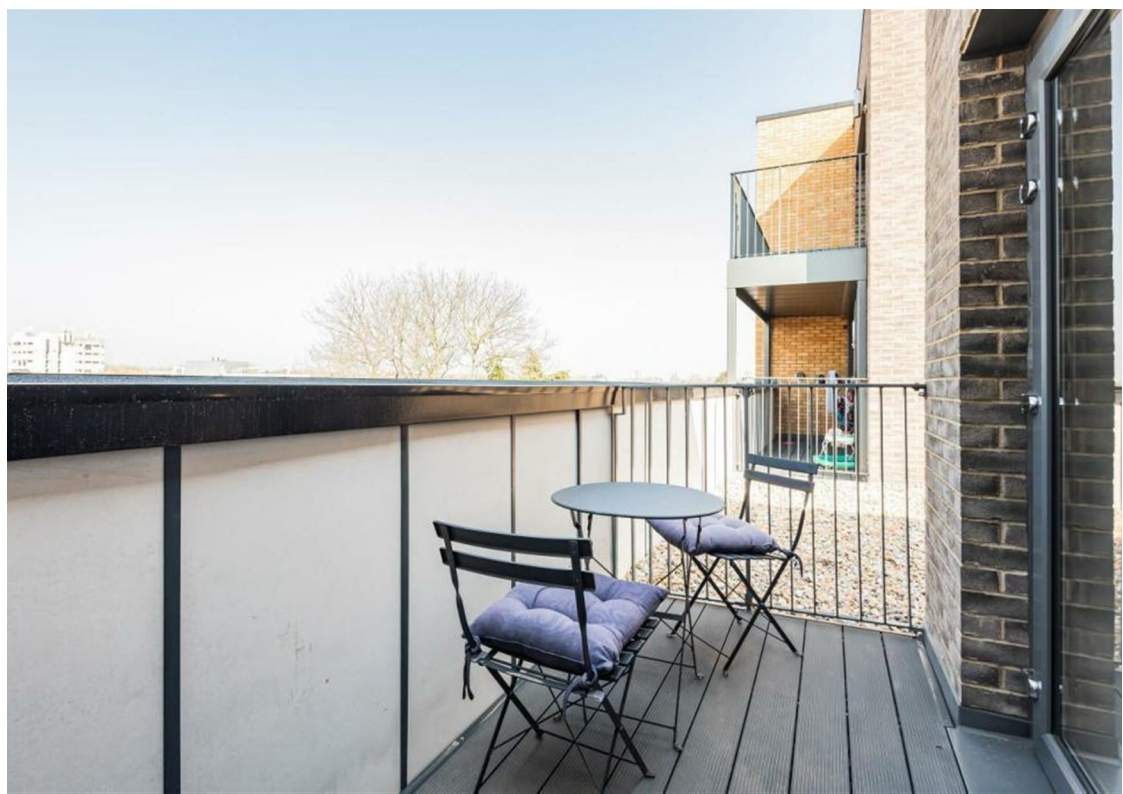
## DESCRIPTION

New Hayes is a brand new development situated in the heart of Hayes Town on Pump Lane and offers a mixture of studio, one, two and three bedroom apartments all to be completed by November 2023. This exciting new development is being built by Fairview Homes and offers luxury living, spacious homes and modern etiquette throughout.

The apartments comprise brand new fitted kitchens with salt and pepper Quartz worktops, fully integrated 'Zanussi' appliances, Amtico Spacia wooden flooring throughout, premium painted doors, USB charging points in kitchen and living areas, external balconies/terraces, secure cycle storage and a mix of under croft and on street designated parking.

New Hayes is a great opportunity for first time buyers to get on to the property ladder or for long term investment with great rental returns. Do not miss this opportunity and enquire within - Call 0208 848 0978 or email [hayes@hunters.com](mailto:hayes@hunters.com).





# TYPE 611

## 1 BEDROOM APARTMENT

**Total Floor Area:**  
50.3 sq.m 543 sq.ft.  
**Total Outside Area:**  
7.0 sq.m 75.35 sq.ft.  
**Kitchen/Living/Dining:**  
5.80m x 2.62m 19'0" x 8'7"  
**Master Bedroom:**  
4.21m x 3.20m 13'10" x 10'6"  
**North facing balcony**

Plot 282 Sixth floor  
Plot 258 Fifth floor  
Plot 250 Fourth floor  
Plot 244 Third floor  
Plot 238 Second floor



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

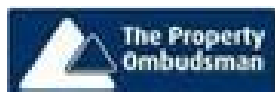
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## 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.

31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email:  
hayes@hunters.com <https://www.hunters.com>



**HUNTERS®**  
HERE TO GET *you* THERE