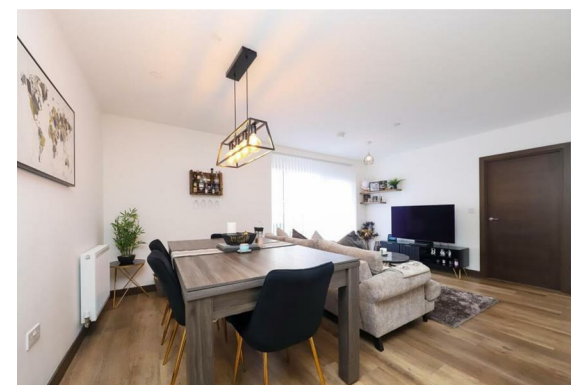




The Venue, Powerhouse Lane, Hayes

- Stunning Two Bedroom Apartment
- Two Private Balconies
- Approximately 690 Square Feet (64.1 Sq. M)
- Close Proximity to Hayes & Harlington Station & High Street
- Communal Terrace & Rooftop for Residents
- Open Plan Living Area with Modern Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Underground & Allocated Parking Space
- Fifth Floor with Scenic Views
- Viewings Highly Recommended!

Offers In Excess Of £400,000



The Venue, Powerhouse Lane, Hayes



Welcome to this stunning apartment located at The Venue on Powerhouse Lane in Hayes. This modern residence, completed in 2022, offers a contemporary living experience with a generous space of 689 square feet.

Upon entering, you will find a well-designed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests. The apartment features two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office along with a modern three piece bathroom suite. Outside, the property has two balconies along with communal gardens and a rooftop terrace/patio area for residents. Further benefits include an underground allocated parking space for one car.

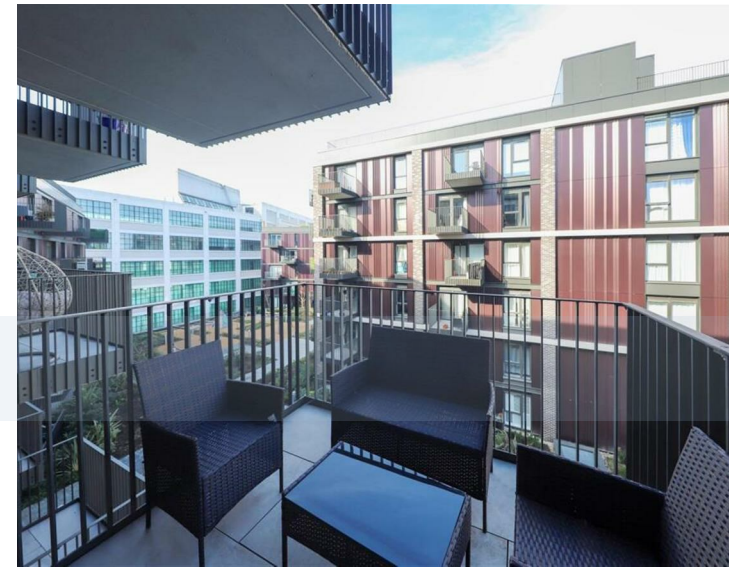


The Venue is ideally situated, offering easy access to local amenities and transport links being moments way from Hayes and Harlington train station, making it a perfect choice for those who appreciate both tranquility and connectivity. This property is an excellent opportunity for anyone looking to invest in a modern lifestyle in a vibrant area.

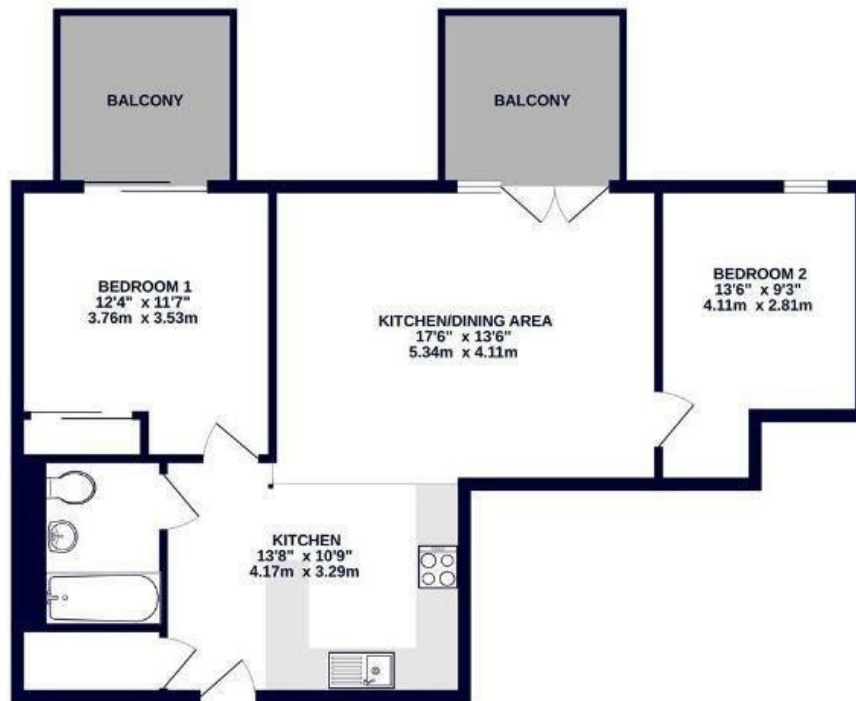
Do not miss the chance to make this delightful apartment you new home.



The Venue, Powerhouse Lane, Hayes



5TH FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA - 690 sq.ft. (64.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, the accuracy of the floorplan is not guaranteed. The floorplan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan with the seller. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency and for green.



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	86	86
(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.