

## Powerhouse Lane, , Hayes, UB3 1FN

- Two Bedrooms with En Suites
- Open Plan Living/Dining
- Private Balcony
- Close to Local Amenities, Schools & Transport Links
- EPC Rating B
- Fitted Kitchen
- Great Conditions
- Utility/Storage Cupboard
- Viewing Highly Advised

**Asking Price £410,000**





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A beautifully presented two-bedroom apartment, each with its own en suite, located in a sought-after development. This stylish home features a modern fitted kitchen with integrated appliances, an open-plan living and dining area, and a private balcony perfect for relaxing or entertaining.

Upon entering, you are greeted by a welcoming reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, each designed to provide a peaceful retreat at the end of the day. With two well-appointed bathrooms, convenience and privacy are assured for all residents.



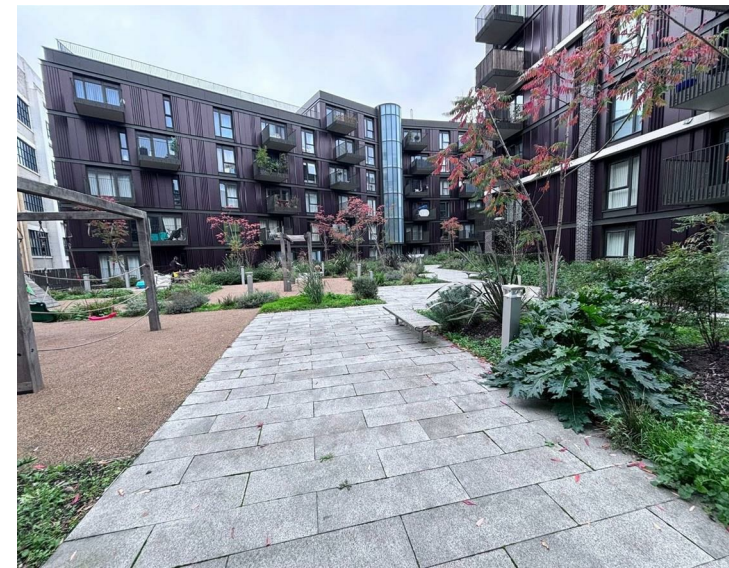
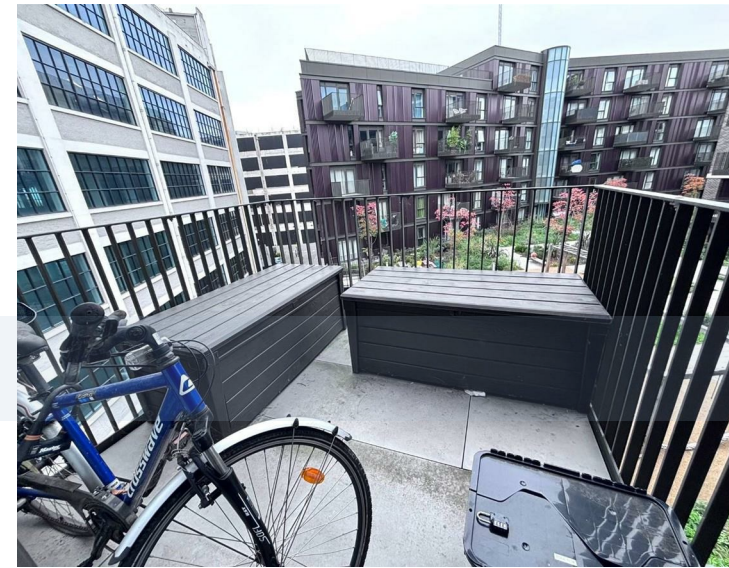
The new build status of this property means you can enjoy the benefits of modern construction. The layout has been thoughtfully designed to maximise space and light, creating an inviting environment that feels both luxurious and homely.

The property is in great condition throughout and benefits from a utility/storage cupboard, offering practical space for everyday living. Ideally situated close to local amenities, schools, and excellent transport links, making it perfect for professionals, couples, or small families. The green space and water feature, making it a desirable location for those who appreciate both urban convenience and a touch of nature.



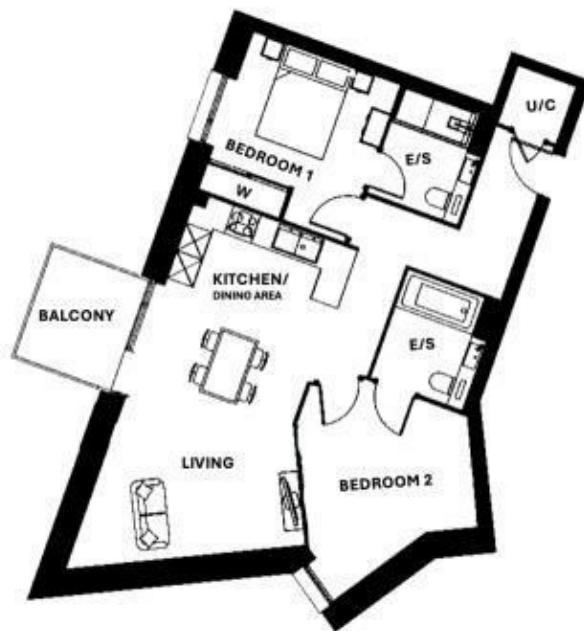


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**Total internal area: 73.6 m<sup>2</sup> (792 ft<sup>2</sup>)**



KITCHEN / LIVING / DINING AREA	3.5m x 7.5m	11'5" x 24'6"
PRINCIPAL BEDROOM	3.3m x 3.4m	10'8" x 11'2"
BEDROOM 2	3.6m x 3.3m	11'8" x 10'8"

### 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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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.