

## Moston Close, Hayes, Middlesex, UB3 4LP

- Ground Floor Apartment
- Family Bathroom
- Modern Kitchen
- Great Condition
- Rear Balcony
- One Bedroom
- Open Plan Living Area
- Allocated Parking
- NO CHAIN
- EPC Rating: C

**Asking Price £235,000**

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# Moston Close, Hayes, Middlesex, UB3 4LP

## DESCRIPTION

This well maintained ground floor apartment is presented in great condition throughout and offers modern, well-planned accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors. The property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

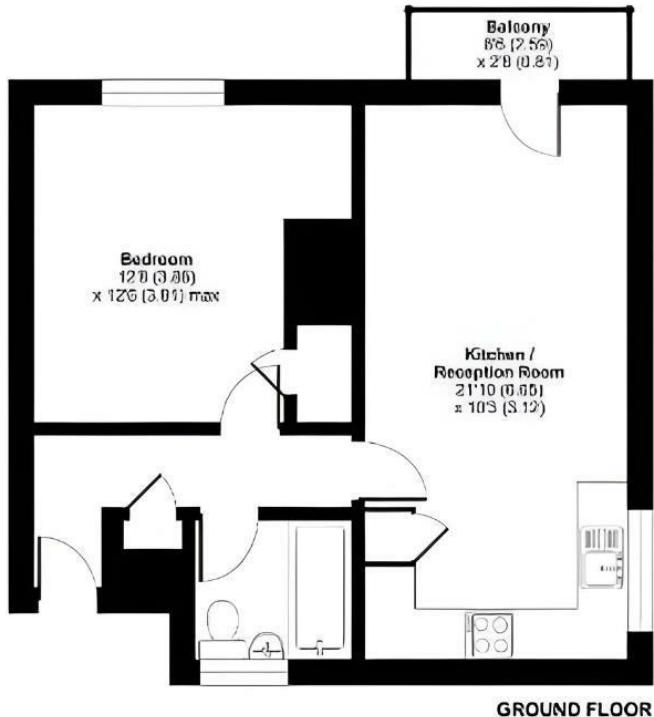
The apartment features a bright and spacious open-plan living area, providing an excellent space for both relaxing and entertaining. This flows seamlessly into a modern fitted kitchen, finished to a contemporary standard with ample storage and worktop space.

The accommodation further comprises a well-proportioned double bedroom and a family bathroom, completed with modern fittings. The layout maximises space and natural light, contributing to a comfortable and practical living environment.

Additional benefits include a rear balcony, allocated parking and a convenient ground floor position, ideal for easy access. Situated within a quiet residential development, the property is close to local amenities, transport links, and green spaces.







Further information is available on the DPC, Part L, Building Regulations, Approved Document B, Building Regulations Approved Document F and Building Regulations Approved Document E.

### Viewings

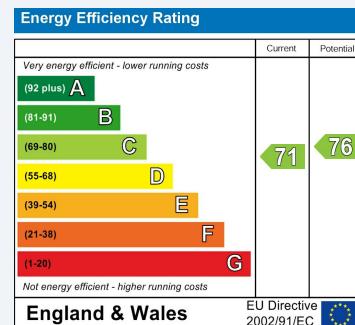
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.