



7 Gramophone Lane, , Hayes, UB3 1FP

- Stunning Apartment
- Move In Ready
- Open Plan Living
- Fitted Wardrobes
- Walking Distance to Hayes & Harlington Station
- One Bedroom
- No Onward Chain
- Large Master Bedroom
- Large En - Suite Bathroom
- Viewings Highly Advised!

Offers In Excess Of £300,000



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DESCRIPTION

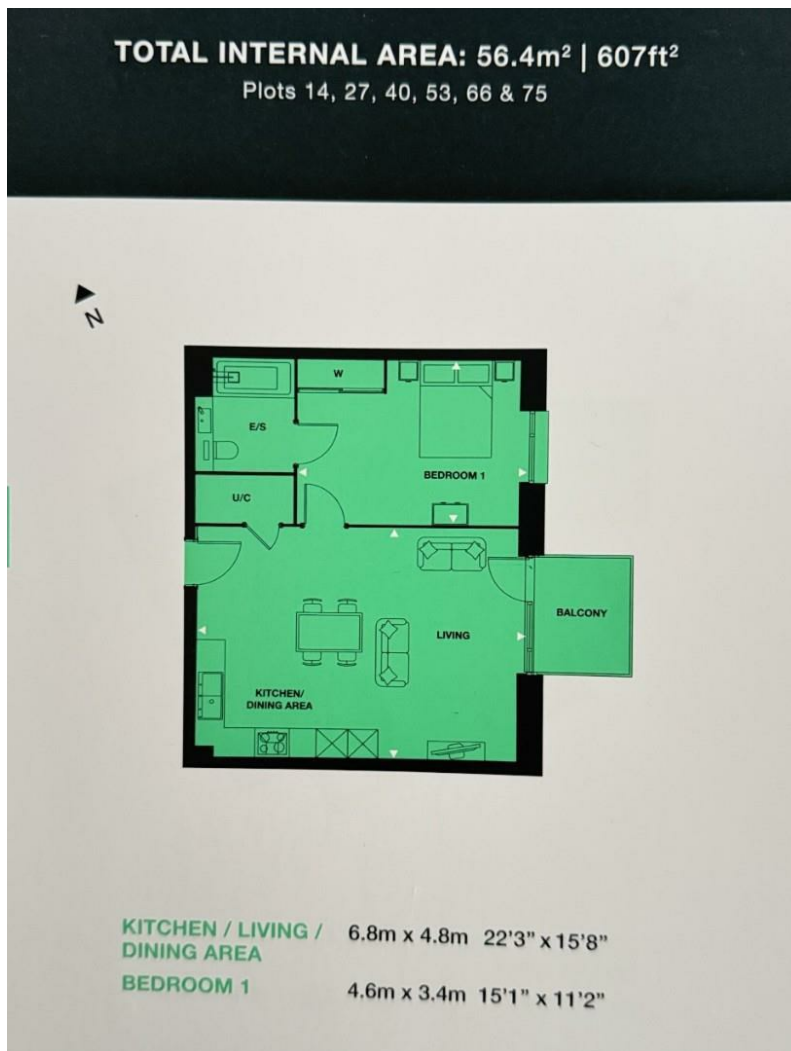
A stunning, one bedroom apartment situated in this sought after development 'The Venue'. The properties were built by Weston Homes and offer brilliant access to amenities and transport links along with providing top of the line kitchen fittings, appliances and fantastic living.

The property comprises open plan living area, large master bedroom with fitted wardrobes and a modern en-suite bathroom, storage facilities and a large balcony overlooking the residents communal gardens.

The Venue is within close proximity to amenities, transport links, schools and most popular, the Elizabeth Line serviced from Hayes and Harlington Station. Viewings are highly recommended, do not miss out!







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.



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

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.

