



Botwell Common Road, Hayes

- First Floor Apartment
- Separate Kitchen
- Gas Central Heating
- Communal Gardens
- Close to Local Amenities, Schools & Transport Links
- Spacious Bedroom
- Spacious Reception Room
- Secure Entrance
- Unfurnished
- EPC Rating: C

£1,500 Per Month

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Botwell Common Road, Hayes

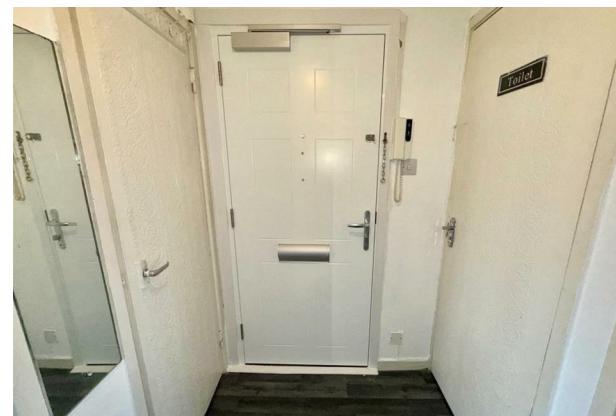
DESCRIPTION

This well-presented first-floor apartment located within the popular Hamilton Court development on Botwell Common Road, offering comfortable living in a convenient and well-connected location.

The property comprises a spacious reception room, providing ample space for both living and dining, with large windows allowing plenty of natural light throughout. The separate kitchen is thoughtfully laid out, offering good storage and worktop space, ideal for everyday cooking and entertaining.

The apartment further benefits from a generously sized bedroom, offering a calm and comfortable retreat, along with a well-maintained bathroom. Additional features include gas central heating, a secure communal entrance, and access to attractive communal gardens, perfect for enjoying outdoor space within the development.

Offered unfurnished, this property is ideal for professionals or couples seeking a practical and well-located home. The property is within easy reach of a variety of local shops, supermarkets, cafés, and everyday amenities, as well as well-regarded schools. Hayes & Harlington Station is nearby, providing excellent transport links via the Elizabeth Line, offering fast and convenient access into Central London, Heathrow Airport, Paddington, and Canary Wharf. Multiple bus routes and easy access to major road networks including the A312, A40, and M4 further enhance connectivity. Nearby green spaces and parks also provide opportunities for outdoor leisure and recreation.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
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.

Viewing

Please contact our Hunters Hayes Lettings 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

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hayes@hunters.com <https://www.hunters.com>



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