



£320,000 Leasehold

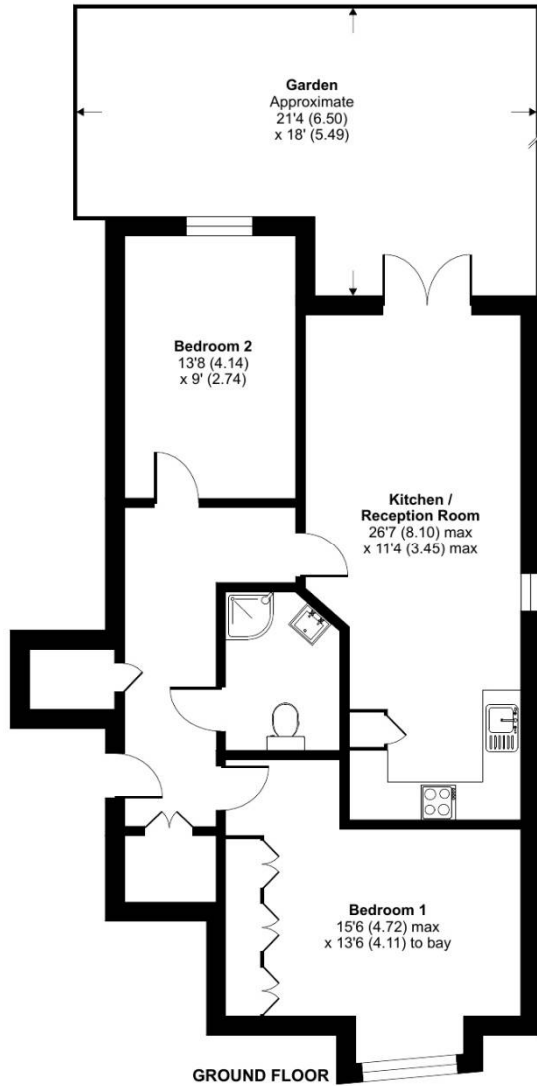
Hughenden Court, Chamberlain Close, Hayes, UB3

Set within a modern development off one of Hayes' most sought-after roads, this well-presented two-bedroom apartment is available with no upper chain. The property offers a spacious lounge with a private balcony, a fitted kitchen, two good-sized bedrooms, and a family bathroom. Additional features include a security entry phone system and allocated parking. Located just a short distance from Hayes & Harlington station, it is ideally positioned to benefit from the upcoming Crossrail connection and the regeneration of Central Hayes.

Hughenden Court, Chamberlain Close, Hayes, UB3

Chamberlain Close, Hayes, UB3

Approximate Area = 804 sq ft / 74.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1194066

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east on Coldharbour Ln towards Hunters Grove ? 0.1 mi Turn left onto East Way ? 0.1 mi Turn left onto Townfield Rd Go through 1 roundabout ? 0.3 mi Turn right onto Church Rd ? 0.1 mi Turn left onto Chamberlain Cl Destination will be on the right ? 358 ft UB3 2GD Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.