

2 Bed Apartment

Guide Price  
**£300,000**



## Aubrey Court, Dawley Road UB3 1LT

2 DOUBLE BEDROOM APARTMENT / POPULAR CONVENIENT

LOCATION: Realistically priced this superb 2 double bedroom apartment is perfectly placed for the M4 / M25 motorway networks, London Heathrow Airport and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). Stockley Business Park and golf course are also only a short drive away.

Extremely well presented this first floor property features a spacious entrance hall with built in cupboard, open plan lounge with double glazed windows to Juliet balcony, modern fitted kitchen area and good size bedrooms with en-suite shower rooms.

Available with no upper chain and ideal for both the investment or first time buyer, this quality property also benefits from gas central heating, double glazed windows, numbered parking, visitors parking, well kept communal and long lease.

## Accommodation

2 Double Bedroom  
Apartment

First Floor

2 Ensuite Shower Room

Numbered Parking Bay

Gas Central Heating /  
Double Glazing

Convenient for M4 /  
Crossrail

No Upper Chain

EPC Rating B/ Leasehold

## First Floor

**Entrance Hall** - Fitted carpet, radiator, entry phone handset and a built in cupboard housing gas central heating boiler

**Lounge Area** - 15' 1" x 10' 5" (4.6m x 3.2m) Fitted carpet, TV and phone points and two radiators. Two double glazed windows and double glazed doors to Juliet balcony. Open plan to

**Kitchen Area** - 10' 5" x 6' 10" (3.2m x 2.1m) Vinyl flooring. Fitted wall, tower and base units with worktops to include a single drainer sink unit, gas hob, stainless steel extractor fan hood, electric oven, integrated fridge, integrated freezer, integrated washing machine and part tiled walls and splashbacks.

**Bedroom 1** - 10' 5" x 11' 9" (3.2m x 3.6m) Fitted carpet, TV and phone points and radiator. Double glazed window to front aspect.

**Ensuite Shower Room** - Ceramic tiled flooring, extractor fan (not tested) and chrome towel radiator. Three-piece shower room suite to include a fully tiled shower cubicle, hand basin on storage unit, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 2** - 11' 9" x 10' 5" (3.6m x 3.2m) Fitted carpet, TV and phone points and radiator. Double glazed window to front aspect.

Access to:

**En Suite Shower Room** - Ceramic tiled flooring, extractor fan (not tested) and chrome towel radiator. Three-piece shower room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks.



## Exterior

**Outside** - Well kept communal garden area and parking area with numbered private parking plus visitor parking bays.

**Tenure** - Leasehold: Approximately 125 years from 29 September 2006 although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £126 per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: £100 per annum (to be confirmed by Vendors solicitor)

**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

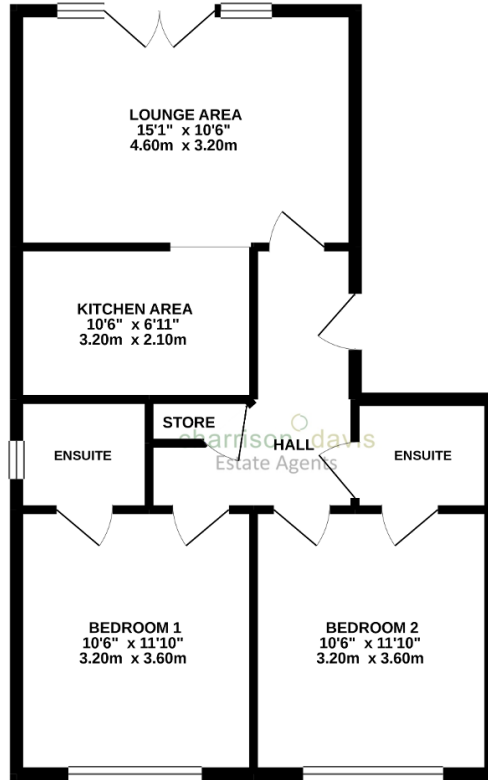
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086. Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.



FIRST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		