

2 Bed Flat

£1,450 per month



## Owen Court Owen Road UB4 9JZ

SPACIOUS 2 DOUBLE BEDROOM FLAT / SOUGHT AFTER

LOCATION: A well presented 2 bedroom flat in a convenient location giving easy access, via The Parkway, to both the A40(M) and the M4/M25. Exceptionally well presented this spacious flat has a modern fitted kitchen and bathroom. In close proximity to Hayes mainline station to Paddington and Heathrow Airport.

This property features a new fitted kitchen, lounge leading to the balcony, a three piece bathroom suite and two double bedrooms.

Other benefits include gas central heating and double glazed windows.

Minimum tenancy: 6 months

Council tax band: C

Deposit: £1450

## Accommodation

2 Double Bedrooms

Convenient Popular  
Location

Gas Central Heating /  
Double Glazing

Fitted Kitchen

Unfurnished

Available 5th September  
2023

EPC Rating D

## Ground Floor

**Entrance** - Communal entrance with entry phone system.  
Stairs to upper floors

## Second Floor

**Hall** - Laminate flooring, built in cupboard and an entryphone handset.

**Lounge** - 15' 4" x 13' 1" (4.7m x 4m) Fitted carpet, radiator, double glazed window and double glazed doors leading to balcony.

**Kitchen** - 10' 2" x 8' 10" (3.1m x 2.7m) Laminate flooring, Fitted wall and base units with worktops to include a single drainer sink unit, part tiled walls and splashbacks. Double glazed window to rear aspect.

**Bathroom** - Vinyl flooring. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, wash hand basin, low level W.C. and Frosted double glazed window.

**Bedroom 1** - 10' 9" x 12' 9" (3.3m x 3.9m) Fitted carpet, built in storage, radiator and Double glazed window to front aspect.

**Bedroom 2** - 11' 9" x 11' 9" (3.6m x 3.6m) Fitted carpet, radiator and Double glazed window to side aspect.

## Exterior

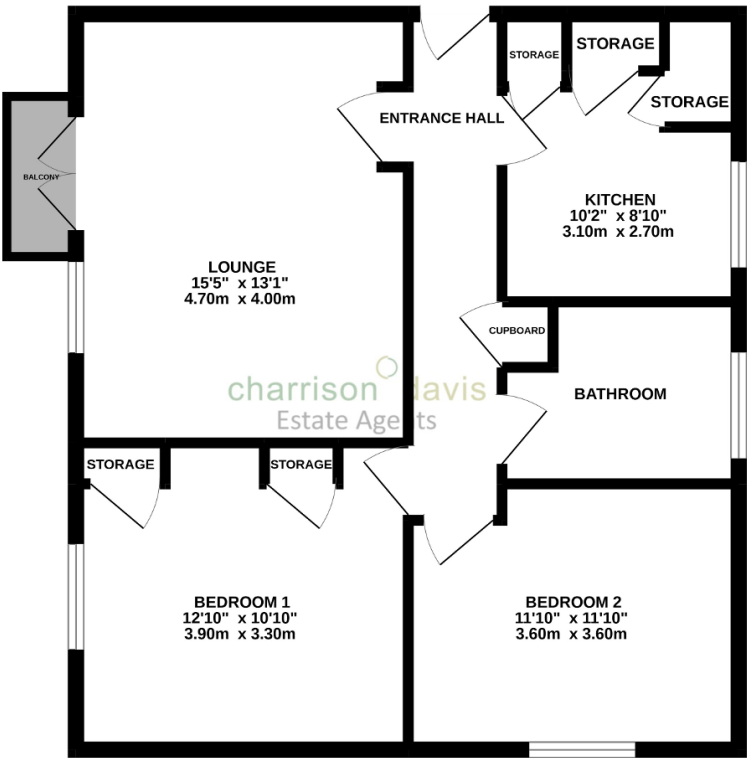
**Outside** - On road parking.

**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 2022. 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.



SECOND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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		
69-80	C		
55-68	D	57   D	63   D
39-54	E		
21-38	F		
1-20	G		