

1 Bed Flat

£1,200 per month



## Bath Road UB3 5AY

### STUNNING APARTMENT / EXCELLENT TRANSPORT LINKS:

Completed to a high standard this 1 bedroom ground floor apartment is situated in a prestigious modern development adjacent to the Bath Road and is perfectly located for London Heathrow Airport with free local public transport. Hayes mainline station to Paddington is only a bus ride away.

This stunning property features an entryphone system, entrance hall, double bedroom with fitted wardrobes with sliding doors, quality shower-room with walk-in shower with glass screen, Living area plus with fitted kitchenette area with integrated appliances.

Fully equipped this property is perfect for the professional looking to be near Heathrow and internal viewing is highly recommended as this property is realistically priced taking into consideration the standard of accommodation and the convenient location.

Minimum tenancy: 6 months  
Council tax band: B  
Deposit: £1,150

## Accommodation

One Bedroom Ground  
Floor Apartment

Unfurnished

Quality Fitted Shower-  
Room

Excellent Transport Links

Kitchen / Open Plan  
Lounge

Perfect For Bath Road /  
Heathrow

EPC Rating E

## Ground Floor

**Lounge / Kitchen** - Laminate flooring, double glazed window.

**Kitchen:** Laminate flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, integrated fridge/freezer, integrated washing machine and part tiled walls and splashbacks.

**Bedroom** - Laminate flooring, fitted wardrobes, wall mounted electric heater and double glazed windows.

**Bathroom** - Three-piece shower suite to include shower cubicle, wall mounted hand basin, low level W.C. and tiled walls and splashbacks.

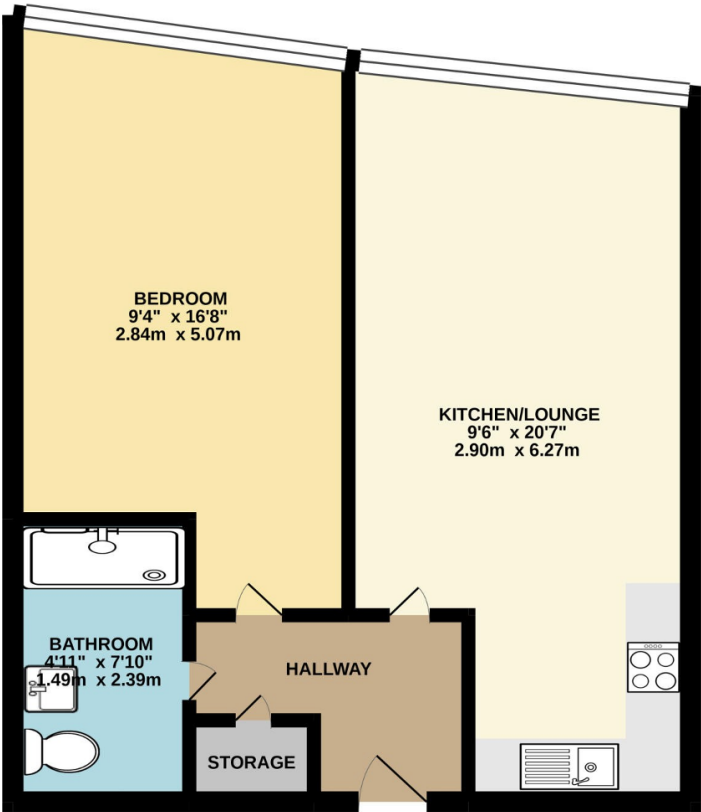
## Exterior

**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49   E	49   E
21-38	F		
1-20	G		