

1 Bed Flat

£225,000



## Manor Lane UB3 5EG

1 BEDROOM GROUND FLOOR FLAT / A cosy 1 bedroom flat in popular sought after road in the centre of Harlington Village near shops and with bus routes to Heathrow Airport and the Bath Road. The M4/M25 motorway networks, Hayes and Harlington and West Drayton train stations.

This well laid out ground floor flat features a double bedroom, spacious lounge, fitted kitchen with built in oven, electric hob, a fitted shower room, private garden and off street parking.

Other features include double glazed windows and gas central heating.

## Accommodation

Ground Floor Apartment

Convenient Popular  
Location

Gas Central Heating /  
Double Glazing

Off Street Parking

Private Rear Garden

No Upper Chain

EPC Rating C / Leasehold

## Ground Floor

**Entrance** - Part glazed front door.

**Bedroom** - Wood laminate flooring, radiator, Double glazed window to rear aspect.

**Shower Room** - Ceramic tiled flooring and an extractor fan. Three piece shower-room suite to include a pedestal hand basin, low level W.C.

**Open plan Lounge/ Kitchen** - Wood laminate flooring and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, and part tiled walls and splashbacks. Double glazed windows and double glazed doors to garden.

## Exterior

**Front Garden** - Block paved off street parking

**Rear Garden** - Private garden.

**Tenure** - Leasehold: 125 years new lease on completion

No Service Charge

No Ground Rent (to be confirmed by Vendors solicitor)

**Council Tax** - London Borough of Hillingdon Band C.

**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, on the Great Western Main Line to Paddington.

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  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	76  C	76  C
55-68	D		
39-54	E		
21-38	F		
1-20	G		