



## Station Approach, Hayes, UB3

Asking Price: £375,000

 Benham  
& Reeves

# Station Approach, Hayes, UB3

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250070

This bright and spacious 2 bedroom, 2 bathroom apartment is situated on the fifth floor of the extremely desirable Vantage Building, High Point Village, Hayes.

Offering 735 square feet of space, including an open plan living area comprises a spacious reception with fully fitted modern kitchen and private balcony. There are two double bedrooms both with fitted wardrobes, with the master bedroom offering an en-suite and an additional shared bathroom. The development also benefits from a 24 hour concierge, residents' gym and swimming pool.

The property is situated at a short drive from Heathrow Airport. The local area of Hayes offers a good selection of shops, restaurants, cafes and bars to explore. The property is conveniently placed nearby good transport links and Hayes and Harlington mainline station is a short walk from the property offering direct trains to Paddington. This property would be ideal for professional shares who want convenient access to central London.

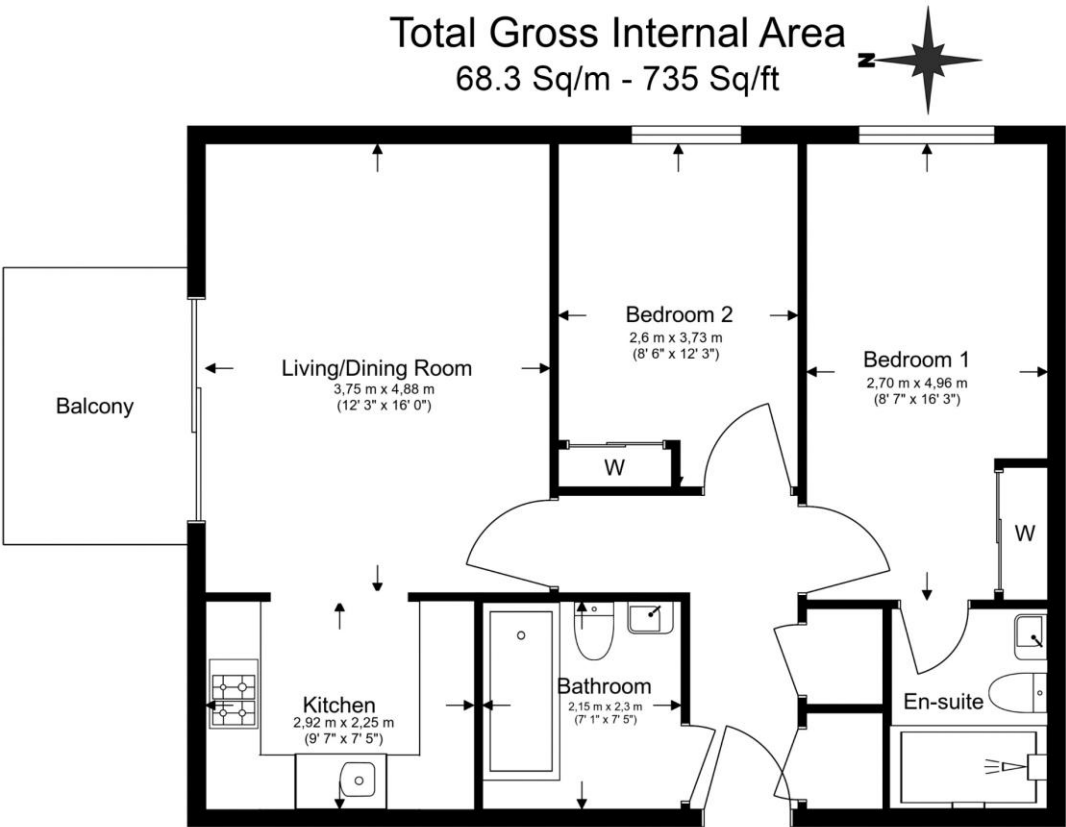




## Property Features:

- Two Bathrooms
- Modern Two Bedroom Apartment
- 24 Hour Concierge
- 5th Floor
- Approx. 735 sq.ft
- Hayes and Harlington Station
- Secure Parking Space
- Residents' Gym





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£375,000
Tenure:	Leasehold Expires 31/12/3007 Approximately 982 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2025
Service Charge:	£6,867.96 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250070

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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