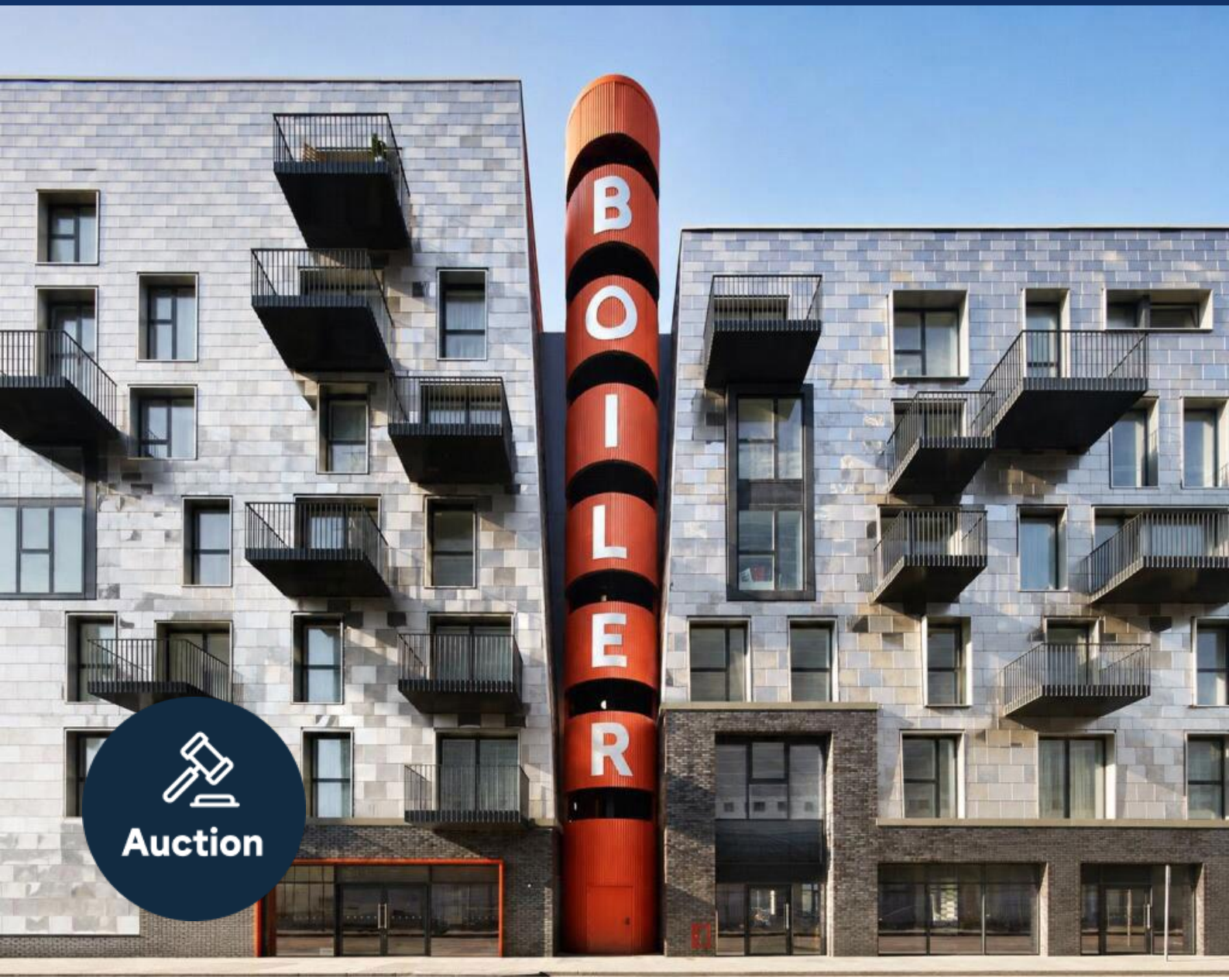

1 bed flat to buy in UB3

2 Material Walk, Hayes, Middlesex, UB3 1DZ

£210,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- 1 Bed Apartment
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Situated within the distinctive Boiler House development, forming part of the highly regarded Old Vinyl Factory regeneration in Hayes, this attractive first-floor one-bedroom apartment offers well-proportioned, contemporary accommodation in an exceptionally convenient location. Combining modern living with excellent transport connections, the property represents an ideal opportunity for first-time buyers, professionals, commuters or investors.

The apartment is centred around a bright and spacious open-plan living, dining and kitchen area, creating a versatile and sociable space equally suited to relaxing at home or entertaining. The modern fitted kitchen is well integrated into the living accommodation and provides a stylish and practical setting for everyday living.

The generously proportioned double bedroom benefits from a built-in wardrobe, providing useful storage without compromising the available floor space. A particularly appealing feature is the bedroom's direct access onto a private balcony, providing valuable outside space and allowing plenty of natural light into the room. A well-presented modern bathroom completes the internal accommodation.

Residents of Boiler House also benefit from communal rooftop gardens, offering additional outside space and an attractive place to relax away from the apartment. The development was designed with sustainability in mind and forms an architecturally distinctive part of the wider Old Vinyl Factory regeneration.

Further practical benefits include one allocated parking space, lift access to the first floor and secure fob-controlled access to both the development and lifts. There is also a large secure cycle storage area, providing residents with convenient and easily accessible bicycle storage.

One of the property's major advantages is its excellent position for commuters. Hayes & Harlington Station is approximately 0.3 miles away – around a five-minute walk – providing direct services on the Elizabeth Line towards Heathrow Airport, Paddington, Bond Street, Tottenham Court Road, Liverpool Street and Canary Wharf, as well as connections west towards Reading.

The surrounding Old Vinyl Factory and wider Hayes area provides an increasingly varied selection of amenities, with shops, supermarkets, cafés, restaurants, leisure facilities and gyms all within easy reach. Hayes town centre is also conveniently accessible, while nearby open spaces include Lake Farm Country Park.

For those travelling by road, the property is well positioned for access to the A312 and M4, providing convenient onward connections towards Heathrow Airport, Central London and the wider motorway network, including the M25 and A40.

With its combination of private balcony, allocated parking, communal rooftop gardens, secure cycle storage and outstanding Elizabeth Line connections, this modern apartment offers an appealing blend of convenience, practicality and contemporary living in one of Hayes' most recognisable regeneration developments.

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Council Tax Band: C

Tenure: Leasehold

Length of Lease: 238

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £210,000

Property Type: Flat

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Restrictions: No

Heating: Electric

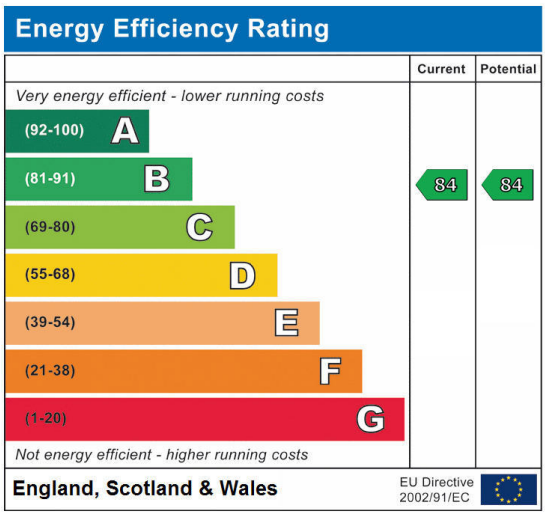
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



2 Material Walk, Hayes, Middlesex, UB3 1DZ

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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