

2 bed apartment to buy in UB4

Uxbridge Road, Hayes, UB4 8FJ

£260,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Ground Floor Apartment
- Two Double Bedrooms
- 117 Years Lease Remaining
- EPC Rating B

Key Information

- Council Tax: Band D
- EPC Rating: B
- Heating supply: Gas
- 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

Welcoming this exceptional ground floor two bedroom apartment with parking and over 100 years on the lease. Chain free sale.

This well-presented two-bedroom property offers comfortable and practical living, ideal for first-time buyers, small families, or investors.

The home comprises a welcoming reception room, perfect for relaxing or entertaining, alongside a well-appointed kitchen with ample storage and workspace. There are two good-sized bedrooms, providing flexible accommodation, and a family bathroom.

Situated within a well-maintained development, residents benefit from allocated parking as well as additional visitors' parking. The property also features a secure entry system , and access to attractive communal gardens.

Location
Marsh Court is situated in Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 117

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £1,600.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Allocated, Visitor

Year built: 2014

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

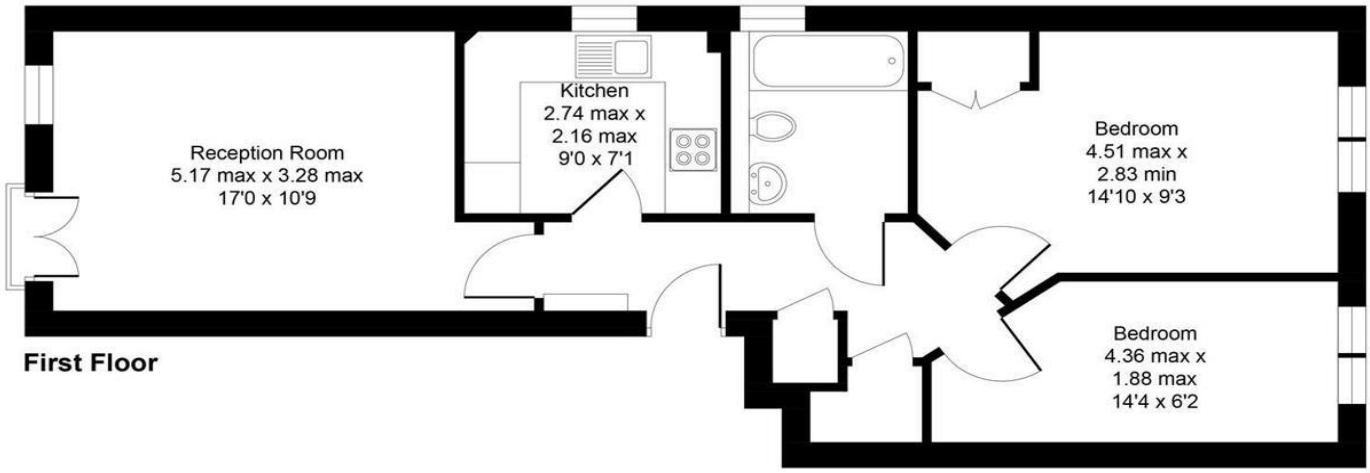
Air conditioning: No

Mobile signal coverage: Good

Marsh Court, Uxbridge Road, UB4

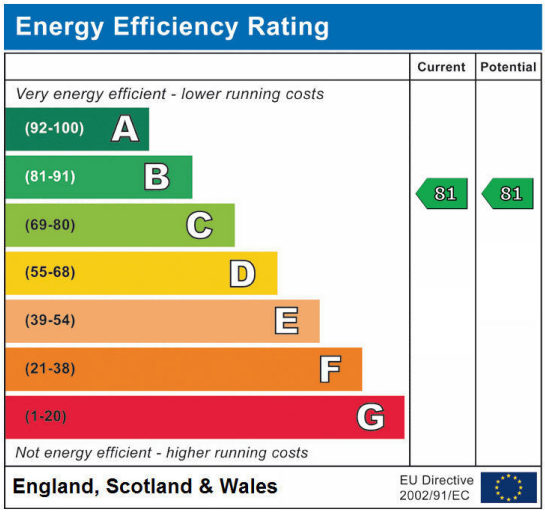
Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

ALLDAY & MILLER estate agents



Uxbridge Road, Hayes, UB4 8FJ

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.