

1 Bed Second Floor Flat

£1,150 per month



## Caroline Place UB3 5AF

**POPULAR MODERN LOCATION:** Sought after style of 1 bedroom apartment in popular modern development near Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out second floor apartment is set in well kept communal grounds and features a secure entryphone system into communal hallway, fitted kitchen with storage cupboard and appliances, spacious living room, double bedroom with built in wardrobes and a fitted bathroom.

Other benefits include double glazed windows, gas central heating and residents permit parking.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,150
- \* Council Tax Band C

## Accommodation

1 Bedroom Second Floor  
Apartment

Sought After Residential  
Location

Residents Permit Parking

Gas Central Heating /  
Double Glazed

Secure Entryphone System

Fitted Kitchen + Appliances

EPC Rating C

## Ground Floor

**Entrance** - Communal entrance hall with entryphone system and carpeted stairs to upper floors

## Second Floor

**Hall** - Wood laminate flooring, wall mounted entryphone handset and a radiator

**Bedroom** - 13' 1" x 9' 2" (4m x 2.8m) Fitted carpet, built in wardrobes with sliding mirrored doors and a radiator. Double glazed window to front aspect.

**Lounge** - 15' 4" x 10' 5" (4.7m x 3.2m) Fitted carpet and a radiator. Double glazed window to rear aspect.

**Kitchen** - 9' 10" x 5' 10" (3m x 1.8m) Laminate flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan electric oven, fridge, washing machine and part tiled walls and splashbacks. Double glazed window to rear aspect

Storage Cupboard: Freezer, shelving and gas central heating boiler.

**Bathroom** - 6' 6" x 5' 10" (2m x 1.8m) Ceramic tiled flooring, extractor fan, electric shaver point and light, bathroom cabinet and a radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

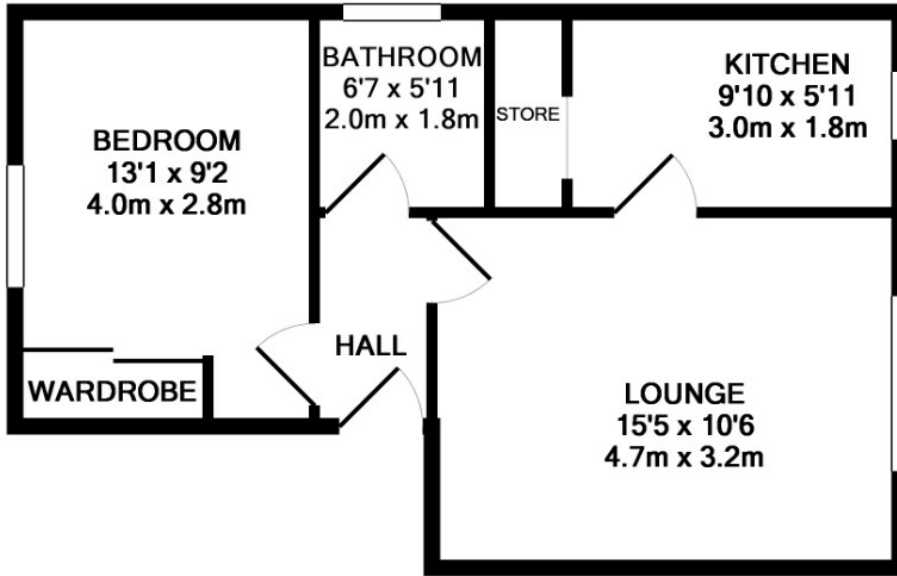
## Exterior

**Outside** - Well kept communal gardens. Allocated and visitor parking permits.

**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 Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2019. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.









TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
Made with Metropix ©2018

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92-100) <b>A</b>                           |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  | 74  | 74        |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</b>                            |  |   |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current   | Potential |
|---|--|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |           |
| (92-100) <b>A</b>   |  |   |           |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  | 76  | 76        |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |           |
| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC  |           |