

1 Bed Ground Floor Flat

£1,150 per month



Copthorne Mews UB3 4BN

1 BED FLAT NEAR CROSSRAIL / AVAILABLE IMMEDIATELY: This well presented 1 bedroom flat is situated perfectly for Hayes and Harlington mainline station to Paddington and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

This property features include a hall, fitted kitchen with some appliances, fitted bathroom with shower mixer taps and a double bedroom.

This ground floor property is available immediately and also benefits from double glazed windows and entryphone system.

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

Accommodation

1 Bed Ground Floor Flat

Available Immediately

**Convenient Cul-De-Sac
Location**

**Ideal For Hayes Town /
Crossrail**

Double Glazed Windows

Kitchen + Some Appliances

EPC Rating D

Ground Floor

Entrance - Communal entrance with entrphone system

Hall - Wood laminate flooring, entryphone handset, built in storage cupboard and night storage heater.

Bathroom - Vinyl flooring, built in airing cupboard and chrome heated towel rail. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.

Kitchen - 8' 6" x 5' 6" (2.6m x 1.7m) Wood laminate flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric ceramic hob, extractor fan hood, electric oven, space for fridge/freezer, washing machine and part tiled walls and splashbacks. Double glazed window

Lounge - 11' 9" x 8' 10" (3.6m x 2.7m) Wood laminate flooring and night storage heater. Two double glazed windows.

Bedroom - 8' 6" x 8' 2" (2.6m x 2.5m) Wood laminate flooring and night storage heater. Double glazed window.

Exterior

About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

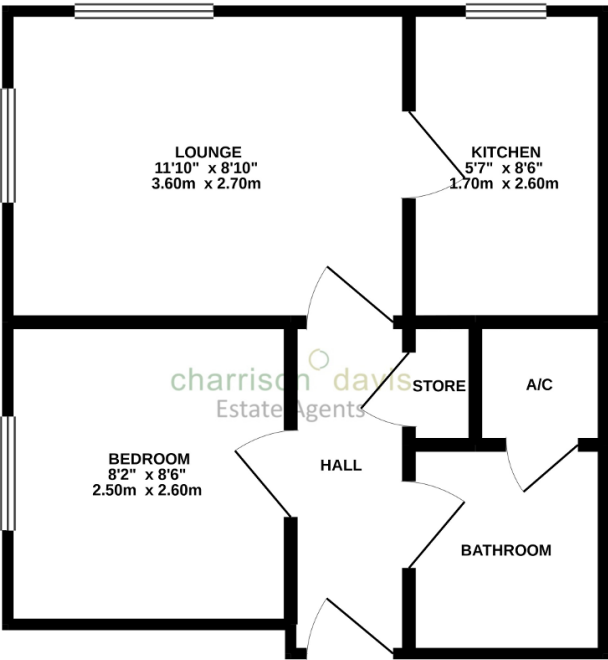
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086.



GROUND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 311 sq ft. (28.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		