



## Caroline Place UB3 5AF

**SUPERB 1 BEDROOM APARTMENT / POPULAR LOCATION:** A well presented 1 bedroom apartment in popular modern development adjacent to the Bath Road near bus routes to Heathrow Airport 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 ground floor property is set in well kept communal grounds and features a communal hallway with entryphone system, fitted kitchen with gas hob, extractor fan, electric oven and fridge/freezer, spacious lounge, double bedroom with built in hanging space and a superb fitted bath room.

This rarely available style of property also benefits from gas central heating, double glazed windows and numbered residents and visitors permit parking.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,200
- \* Council Tax Band C

## Accommodation

Ground Floor Apartment

Convenient Popular Location

Unfurnished

Fitted Kitchen

Quality Fitted Bathroom

Numbered Resident + Visitor parking

EPC Rating C

## Ground Floor

**Entrance** - Communal entrance with entryphone system

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

**Kitchen** - 10' 5" x 5' 6" (3.2m x 1.7m) Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, washing machine and partiled walls and splashbacks. Double glazed window to rear aspect

Store Cupboard: Fridge/freezer

**Lounge** - 15' 8" x 10' 5" (4.8m x 3.2m) Carpet flooring and radiator. Double glazed window to rear aspect.

**Bedroom** - 9' 2" x 12' 9" (2.8m x 3.9m) Carpet flooring, built in hanging space and a radiator. Double glazed window

**Bathroom** - Three piece bathroom suite to include a pedestal wash hand basin, low level W.C. and fully tiled walls and spalhbacks. Frosted double glazed window.



## Exterior

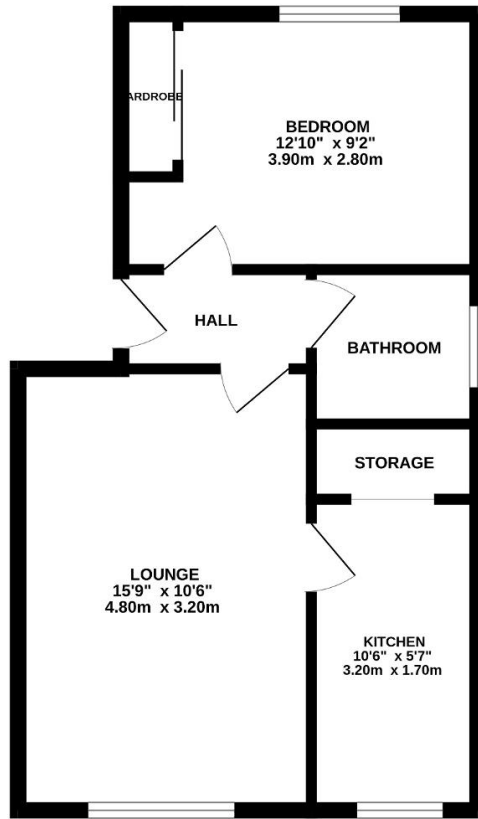
**Outside** - Well kept communal gardens and permit residents and visitors parking bays.

**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 village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.

GROUND FLOOR



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	75   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		