

1 Bed First Floor Flat

£900 per month



## Boltons Lane UB3 5BH

**WELL PRESENTED 1 BEDROOM APARTMENT:** Well presented 1 bed first floor apartment in sought after development near to Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail due 2019) and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out unfurnished apartment is set in well kept communal grounds and features a communal hallway, fitted kitchen with gas hob, electric oven, extractor fan, washing machine and spacious lounge.

Other benefits include gas central heating, double glazed windows and residents permit parking. The property is available from 26th August.

## Accommodation

Well Presented 1 Bedroom Flat

Modern Development Near Heathrow

Gas Central Heating

3 Piece Bathroom Suite

Fitted Kitchen + Appliances

Available 26th August

EPC Rating D

## Ground Floor

**Entrance** - Communal entrance with entryphone system.

## First Floor

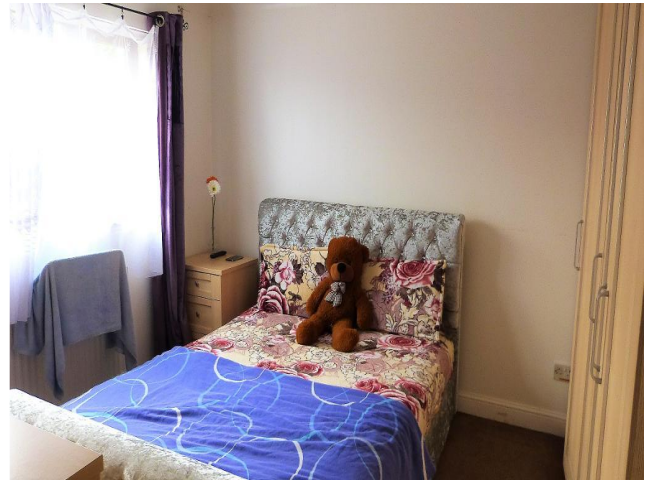
**Hall** - Fitted carpet, built in cupboard, wall mounted entryphone handset and a radiator.

**Kitchen** - 9' 10" x 6' 10" (3m x 2.1m) Laminate flooring and radiator. 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

**Bedroom** - 10' 5" x 11' 5" (3.2m x 3.5m) Wood laminate flooring, chest of drawers, wardrobe and a radiator. Double glazed window to front aspect.

**Bathroom** - 6' 6" x 6' 10" (2m x 2.1m) Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer tap, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

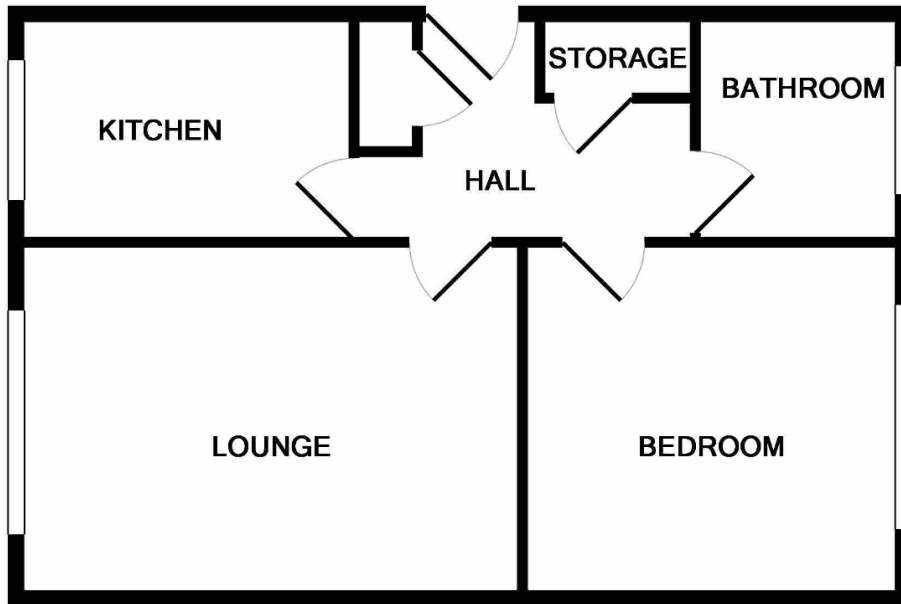
**Lounge** - 10' 5" x 15' 4" (3.2m x 4.7m) Wood laminate flooring and a radiator. Double glazed window to front aspect.



## Exterior

**Outside** - Block paved residents and permit parking. Well kept communal grounds.

**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. 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.



TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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  
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Energy Efficiency and Environmental Impact

