



Bays Farm Court 480 Bath Road UB7 0DZ

2 BEDROOM FLAT / EXCELLENT CONDITION: A well presented 2 bedroom ground floor flat in a sought after location in Longford Village with bus routes to hotels, Terminal 5 and London Heathrow Airport and giving easy access to the Bath Road and the M25/M4 motorway network.

This property features fitted kitchen, fitted bathroom with additional shower cubicle a spacious living area and 2 double bedroom.

This ground floor flat also benefits from double glazed windows, electric heating, residents parking and well kept communal grounds.

Accommodation

Spacious 2 Bedroom Flat

Popular Location

Fitted Kitchen

Three-Piece Bathroom

Additional Shower Cubicle

Double Glazing

Electric Heating

EPC Rating E / Leasehold

Ground Floor

Entrance - Laminate flooring and Storage cupboard.

Lounge Area - 11' 0" x 17' 9" (3.36m x 5.43m) Laminate flooring and electric heater. Double glazed window.

Kitchen - 7' 6" x 11' 5" (2.31m x 3.5m) Tiled flooring. Fitted wall and base units with worktops to include one and a half bowl drainer sink unit, electric hob with integrated oven and extractor fan, dishwasher and space for washing machine and fridge freezer. Part tiled walls and splashbacks. Double glazed window.

Bedroom 1 - 10' 11" x 18' 2" (3.35m x 5.55m) Laminate flooring and electric heater. Double glazed window.

Bedroom 2 - 10' 11" x 14' 11" (3.35m x 4.57m) Laminate flooring and electric heater. Double glazed window.

Bathroom - Tiled flooring, electric radiator. Three piece bathroom suite to include panel enclosed bath with mixer tap, pedestal hand basin, low Level W.C and tiled walls and splashbacks. Additional shower cubicle with electric shower.

Exterior

Outside - Patio area and communal gardens.

Tenure - Leasehold: Approximately 954 years remaining although Vendors solicitor will confirm exact term remaining.

About Longford - Longford is a district of the London Borough of Hillingdon, on the north western perimeter of London Heathrow Airport. Longford village is a linear development astride the original Bath Road and as such close to the M25/ M4 motorway networks with the newer Junction 14 of the M25 for Terminal 5 airport roads only.

There are several hotels, a McDonalds fast food restaurant and a petrol service station just on the outskirts of the Village and two Public Houses within the Village centre.

The area is characterized by an historic village core and similar-sized green buffer zones and much of the land surrounding the village of Longford is within the Metropolitan Green Belt.

Many of its buildings are included in the Longford Village



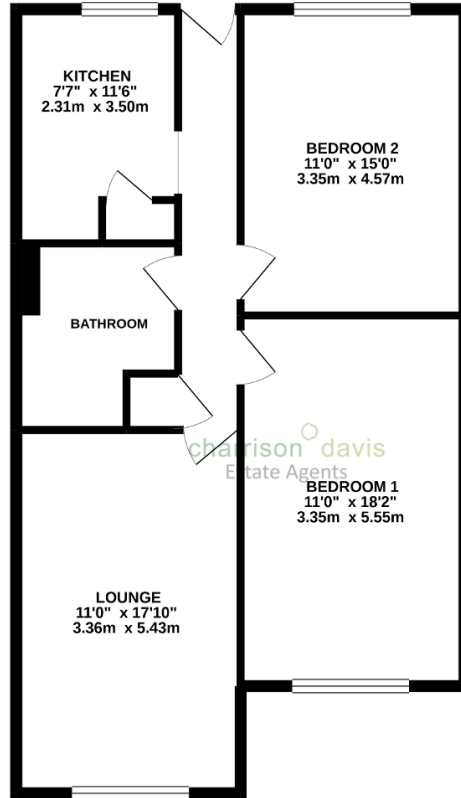
Conservation Area which includes seven listed buildings. An old building, Yeomans, which has been subdivided into three flats is listed. Other listed buildings include Longford Cottage, Queen River Cottage and adjoining Willow Tree Cottage and King's Bridge which is the name of the 1834-built main bridge by the very last building at the west end of the (old) Bath Road street, which crosses the nearby siphoned off Longford River, which Charles I had constructed — this feeds Bushy Park and Hampton Court Gardens.



Council Tax - C.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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