



## Boltons Lane UB3 5BH

**WELL PRESENTED 1 BEDROOM APARTMENT:** Well presented 1 bed ground 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 and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out apartment is set in well kept communal grounds and features a communal hallway, fitted kitchen, electric oven and extractor fan, spacious lounge and a well fitted shower-room.

Other benefits include gas central heating and residents permit parking.

## Accommodation

One Bedroom

Gas Central Heating

Double Bedroom

Residents Parking

No Upper Chain

EPC Rating C / Leasehold

## Ground Floor

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

**Hall** - Fitted carpet, built in cloak cupboard, built in airing cupboard with gas central heating boiler, wall mounted entryphone handset and a radiator.

**Kitchen** - 10' 2" x 6' 10" (3.1m x 2.1m) Vinyl 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. Window to front aspect

**Bathroom** - 6' 6" x 5' 10" (2m x 1.8m) Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer tap and glass shower screen, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.

**Bedroom** - 11' 5" x 10' 9" (3.5m x 3.3m) Wood laminate flooring and window to rear aspect.

**Lounge** - 15' 4" x 10' 9" (4.7m x 3.3m) Wood laminate flooring and a radiator.



## Exterior

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

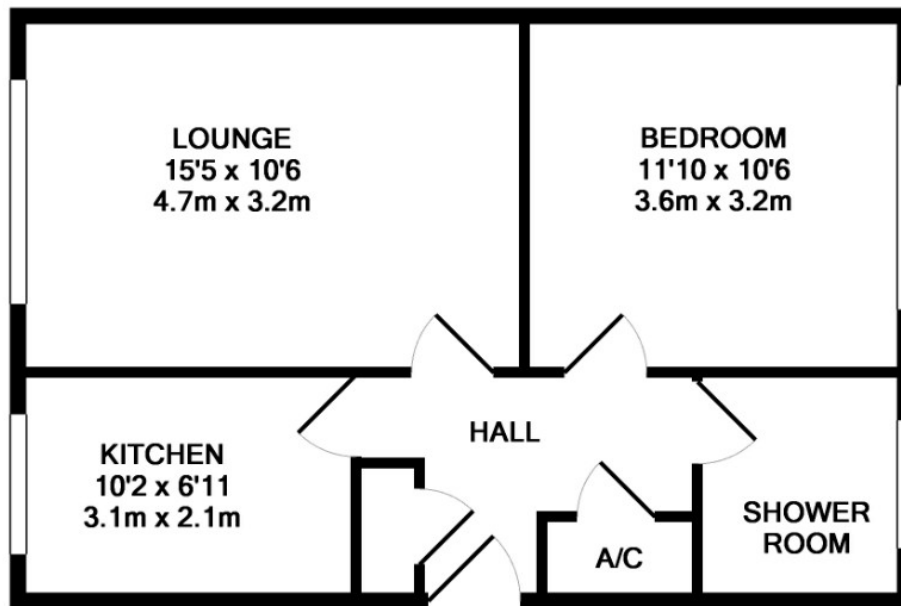
**Tenure** - Leasehold - 125 years from 1 April 1988

**Service Charge** - Approximately £60 per calendar month (to be confirmed by Vendors solicitor)

**Ground Rent** - (to be confirmed by Vendors solicitor)

**Council Tax** - London Borough of Hillingdon Band C.

**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. The journey time to Canary Wharf will be just 34 minutes. Other London stations include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		