

## Caroline Place UB3 5AF

**SIMPLY SUPERB 1 BEDROOM FLAT/ CONVENIENT LOCATION:**  
Totally refurbished first floor 1 bedroom apartment in popular modern development near Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail due 2020) 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 with entryphone system, fitted kitchen with gas hob, electric oven, extractor fan and fridge freezer, spacious living room, fitted wardrobes in double bedroom and a fitted bath room.

Other benefits include double glazed windows, gas central heating and residents permit parking.

## Accommodation

1 Bedroom First Floor Flat

Convenient Popular  
Location

Available Immediately

Completely Refurbished

Gas Central Heating /  
Double Glazing

Resident Permit Parking

EPC Rating C

## Ground Floor

**Entrance** - Communal entrance with entryphone system. Carpeted stairs to upper floors

## First Floor

**Hall** - Laminate flooring, entryphone handset and a radiator.

**Bedroom** - 9' 2" x 12' 9" (2.8m x 3.9m) Laminate flooring and radiator. Double glazed bay type window to front aspect.

**Bathroom** - Tiled floor and radiator. Three-piece shower suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

**Open Plan Kitchen** - 10' 2" x 6' 6" (3.1m x 2m) Laminate flooring, extractor fan and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, fridge/freezer, washing machine, dishwasher and part tiled walls and splashbacks. Double glazed window to rear aspect

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



## Exterior

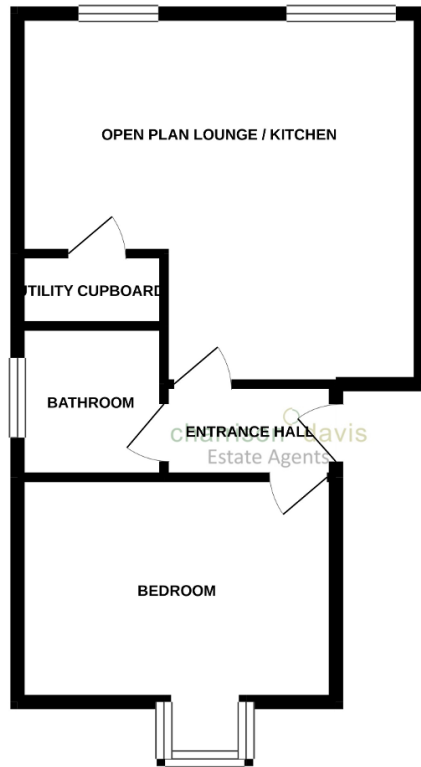
**Outside** - Well kept communal gardens. Residents and visitors allocated numbered parking bays.

PERMIT PARKING: Permit parking is in operation in this area. Please ask for further details.

**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 is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

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.

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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