

1 Bed Flat

£199,950



Mondial Way UB3 5AR

PERFECT FOR HEATHROW AIRPORT: Recently completed to the highest of standards this 1 bedroom ground floor apartment is situated in a prestigious modern development adjacent to the Bath Road and is perfectly located for London Heathrow Airport with free local public transport. Hayes mainline station to Paddington is only a bus ride away.

This stunning property features an impressive main entrance lobby with entry phone system and stairs to upper floors, entrance hall, double bedroom with fitted wardrobes with sliding doors, quality shower-room with walk-in shower with glass screen and a spacious plus with quality fitted kitchen area with integrated appliances.

Fully equipped this property is perfect for the professional looking to be near Heathrow or investors looking to only offer the best. Internal viewing is highly recommended as this property is realistically priced taking into consideration the standard of accommodation and the convenient location.

Accommodation

Stunning 1 Bed Apartment

Prestigious Development
Near Heathrow

Long Lease

Secure Underground
Parking

Quality Fitted Shower-
Room

Superb Kitchen / Open
Plan Lounge

EPC Rating D / Leasehold

Ground Floor

Entrance - Communal entrance lobby with entryphone system.

Lounge Area - 19' 4" x 10' 2" (5.9m x 3.1m) Laminate flooring and wall mounted electric heater. Double glazed windows.

Kitchenette - 6' 10" x 6' 2" (2.1m x 1.9m) Laminate flooring. Fitted wall and base units with worktops to include a inset stainless steel sink unit, ceramic hob, cocealed extractor fan, electric oven, integrated fridge with freezer box and integrated microwave. Double glazed window.

Shower Room - Ceramic tiled flooring, extractor fan, bathroom cabinet with electric shaver point and a heated towel rail. Three-piece shower-room suite to include a fully tiled walk-in shower cubicle, hand basin, back to wall low level W.C. and fully tiled walls and splashbacks.

Hall - Laminate flooring and built in cupboard housing washing/dryer, hot water system and consumer unit.

Bedroom - 15' 1" x 8' 6" (4.6m x 2.6m) Laminate flooring, wall mounted electric heater and fitted wardrobes with mirrored sliding doors. Double glazed windows.



Exterior

Parking - Secure underground parking with keypad entry system.

Tenure - Leasehold - 150 Years from 1st January 2017

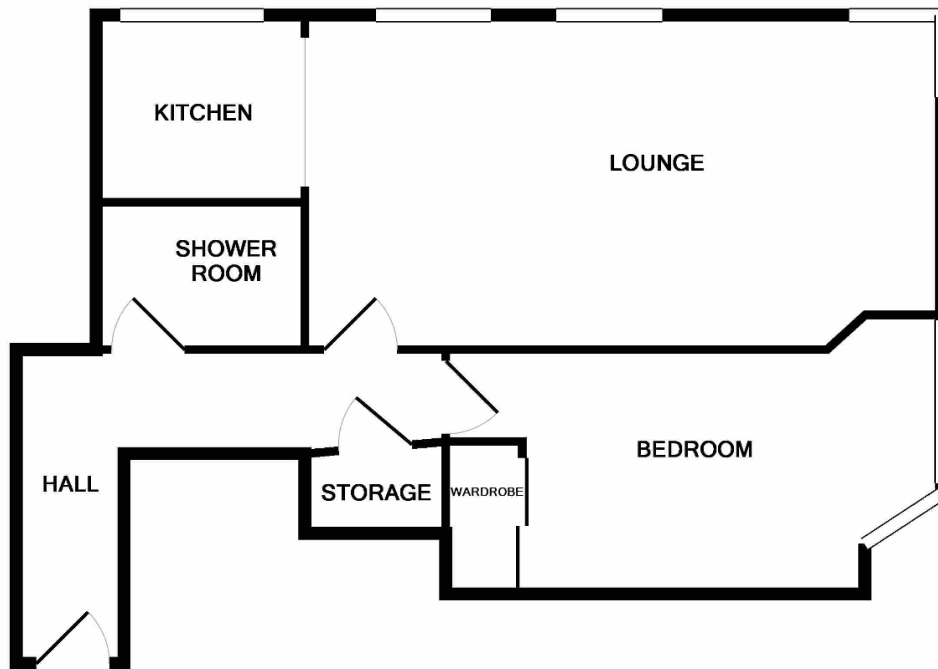
Service Charge - Approximately £183 per calendar month (to be confirmed by Vendors solicitor)

Ground Rent - £350 per annum (to be confirmed by Vendors solicitor)

Council Tax - London Borough of Hillingdon Band B.

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.





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		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		