



## Caroline Place UB3 5AF

**1 BEDROOM / GREAT LOCATION:** This popular style of 1 bedroom apartment is set in well kept communal grounds and features an entry phone system into a communal hallway, hall, newly modern fitted kitchen, spacious living room, double bedroom and a fitted bathroom.

This well presented first floor flat is located in a popular modern development near London Heathrow Airport and the Bath Road (A4) and offers easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail due 2022) and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

Other benefits include long lease, gas central heating and residents and visitors permit parking and this property is ideal for the Buy-To-Let investors and first time buyers.

## Accommodation

1 Bedroom

First Floor Flat

Well Presented

Double Glazing

Modern Kitchen

Allocated Parking

EPC Rating C / Leasehold

## First Floor

**Entrance Hall** - Laminate flooring, entry phone handset and a radiator.

**Lounge Area** - Laminate flooring and radiator. Double glazed window to rear aspect.

**Open Plan Kitchen** - 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

**Double Bedroom** - 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.



## Exterior

**Outside** - Well kept communal gardens.

**Parking** - Allocated parking space.

**Tenure** - Leasehold: Approximately 92 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately £375.00 every 6 months to include buildings insurance although Vendors solicitor will confirm exact charges levied.

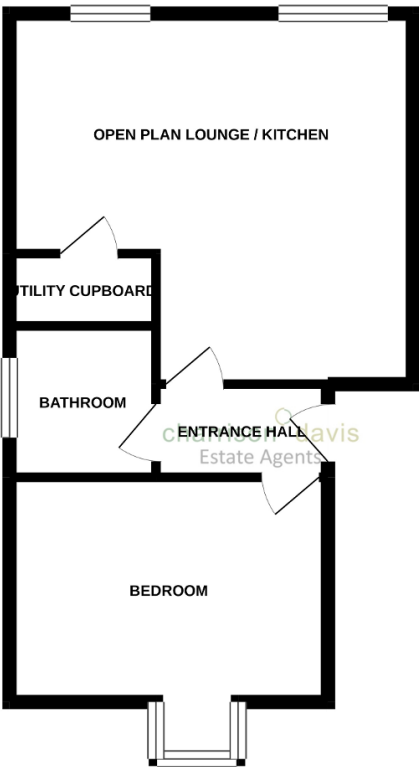
**Ground Rent:** £150.00 per annum (to be confirmed by Vendors solicitor)

**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 2022. 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. The village High Street is also home to the Harlington Locomotive Society

and West London Models.

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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		