



## Boltons Lane UB3 5BH

**1 BEDROOM / GREAT LOCATION:** A well presented 1 bed freehold property situated in an extremely popular modern development adjacent 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 one bedroom place is set in well kept communal grounds and features entrance hall, fitted kitchen, double bedroom, bathroom, storage cupboards and spacious lounge.

Available with no upper chain this property also benefits from double glazed windows, gas central heating, front garden and allocated parking space.

Perfect for the first time or investment buyer.

## Accommodation

1 Bedroom

Cluster House

Gas Central Heating

Modern Fitted Kitchen

Three-Piece Bathroom

No Upper Chain

Allocated Parking Space

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Laminate flooring and large storage cupboard.

**Lounge** - 13' 1" x 13' 1" (4m x 4m) Laminate flooring, radiator and double glazed bay window.

**Kitchen** - 9' 6" x 6' 6" (2.9m x 2m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, part tiled walls and splashbacks. Double glazed window to the side aspect.



## First Floor

**First Floor Landing** - Laminate flooring, x 2 storage cupboard and access to loft.

**Double Bedroom** - 13' 1" x 13' 1" (4m x 4m) Laminate flooring, radiator and double glazed window.

**Bathroom** - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Tenure** - Freehold.

**Outside** - Large storage cupboard and front garden laid to lawn with path.

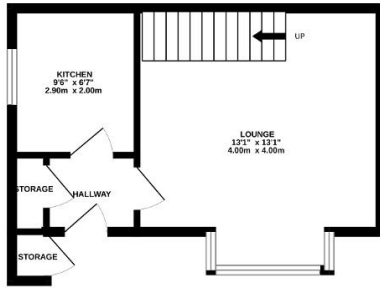
**Parking** - Parking space to the front of property.

**Council Tax** - C

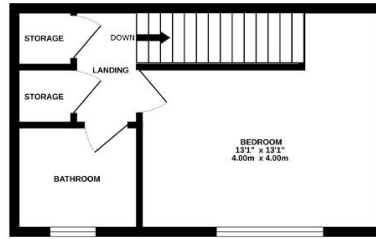
**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. 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 will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

# Floorplans

GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 305 sq.ft. (28.3 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		