



## Fellows Court Cranford Lane UB3 5EZ

**STUNNING NEWLY REFURBISHED STUDIO FLAT / AVAILABLE NOW:** An extremely well presented Studio apartment in a popular development in High Street location with bus routes to Heathrow Airport and the Bath Road and easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations are also only a short drive away.

This first floor apartment is set in well kept communal grounds and features an entryphone system into communal hallway, recently fitted quality kitchen with appliances, built in wardrobes and a recently fitted shower room.

Available immediately this property also benefits from double glazed windows and residents parking.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,150
- \* Council Tax Band B

## Accommodation

First Floor Studio  
Apartment

Available Immediately

Quality Fitted Kitchen

Popular High Street  
Location

Fully Refurbished

EPC Rating C

## Ground Floor

**Entrance** - Entryphone system into communal hallway.  
Stairs to upper floors

## First Floor

**Hall** - Laminate flooring, entryphone handset and built in storage cupboard

**Studio** - 13' 1" x 9' 10" (4m x 3m) Laminate flooring , built in wardrobes and a wall mounted electric heater. Bay window to side aspect

**Kitchen** - 7' 2" x 7' 2" (2.2m x 2.2m) Laminate flooring, Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, fridge/freezer, washing machine and part tiled walls and splashbacks.

**Shower Room** - Three-piece bathroom suite to include a enclosed shower unit, hand basin, low level W.C. and part tiled walls and splashbacks.

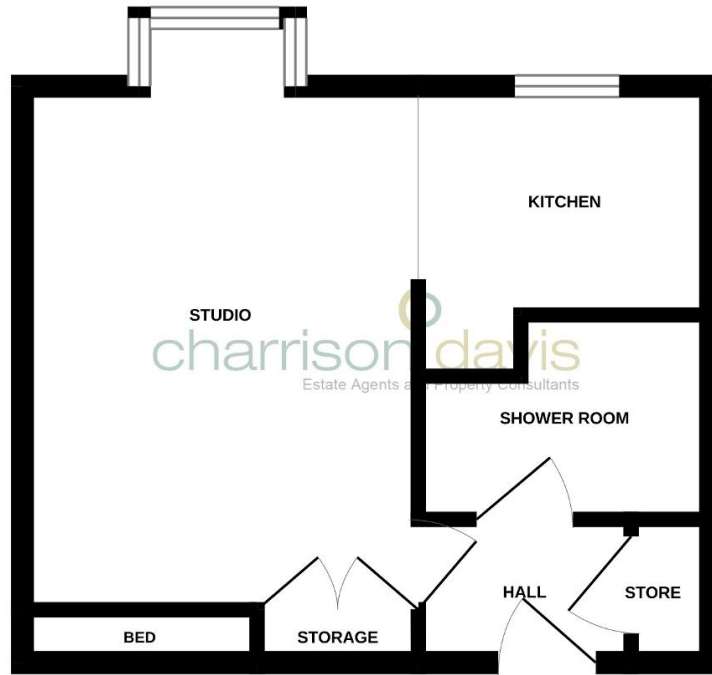
## Exterior

**Outside** - Well garden communal grounds and allocated residents parking

**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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		