




Fresh interiors and an exceptional sense of light, space and privacy provide easy living in this stylish modern one-bedroom apartment, situated in Grand Union Village the property holds a premier elevated position on the second floor with some fantastic view of the village. The village offers access to local shops, restaurant, nursery, medical centre, and superb walks with view of the marina and canal.

Benefits include a modern fitted kitchen and bathroom, parquet flooring, one underground gated allocated parking space, gas fired central heating and double-glazed windows throughout. The property is chain free and offers first time buyers and investors the opportunity to acquire a great starter home in good condition.

located on the Grand Union Village Development, well positioned for the Hayes Bypass, A40 Western Avenue, local shops & local bus routes.

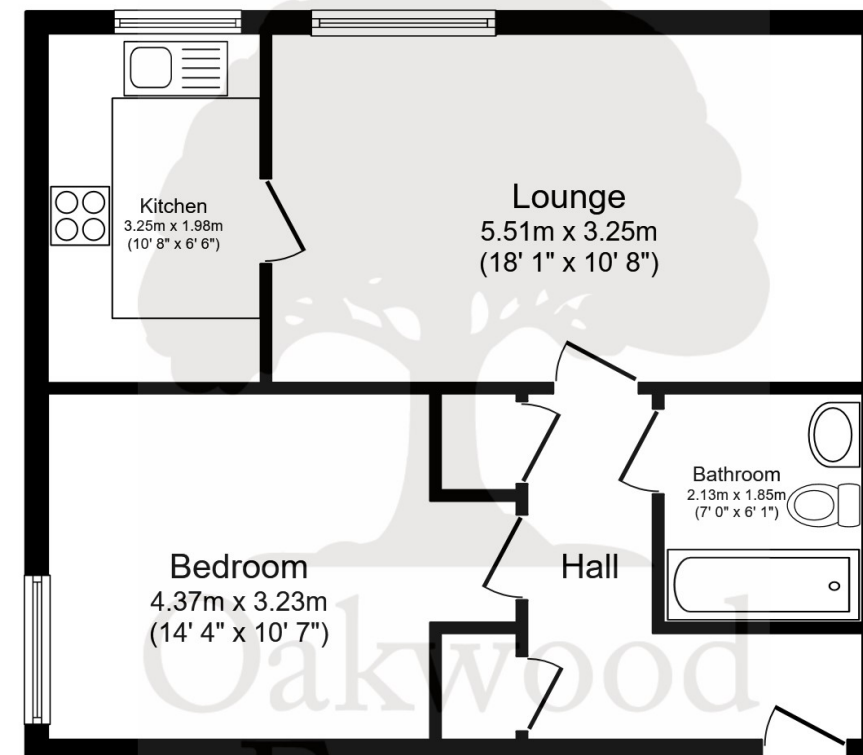


Property Information

-  SECOND FLOOR ONE BEDROOM APARTMENT
-  ONE ALLOCATED GATED UNDERGROUND PARKING SPACE
-  BUILT IN WARDROBES
-  COUNCIL TAX BAND C (£1,636 P/YR)
-  GOOD CONDITION THROUGHOUT
-  CHAIN FREE
-  GENEROUS 18FT LOUNGE
-  LONG 172 YEAR LEASE
-  VIEWS ACROSS THE VILLAGE
-  GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Floor Plan

Total floor area 49.9 sq.m. (537 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Interior

The main communal front door leading into a communal entrance hall, stair lead up to the 2nd floor with main front door leading into the hallway. The hallway has two storage cupboards and doors leading to both the bedroom and modern bathroom suite. The bathroom suite is white with panel enclosed bath and shower attachment over, pedestal wash hand basin and close coupled WC, the bedroom has window to side aspect and fitted wardrobes. An generous 18ft lounge shares views across the Village and has a door leading through to a modern fitted kitchen.

Exterior

The gardens are communal along with the entrance hallways, the entrance has a security entry phone system to monitor and there is a gated underground parking space for one car.

Location

located on the Grand Union Village Development, well positioned for the Hayes Bypass, A40 Western Avenue, local shops & local bus routes.

Leasehold

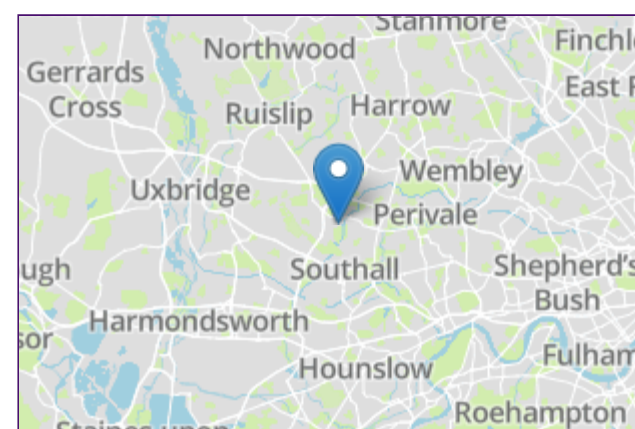
We have been advised by the vendor that the lease has 172 years remaining

Service Charge And Ground Rent

The service charge and ground rent are combined and will cost £180.00 per month from 1st April 2024

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			