



HILTONS ESTATES

UXBRIDGE ROAD, MIDDLESEX, UB4 8FJ

OFFERS IN REGION OF £299,950





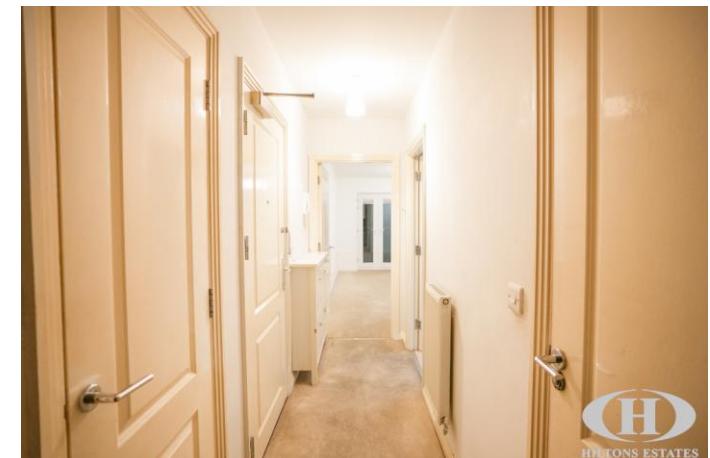
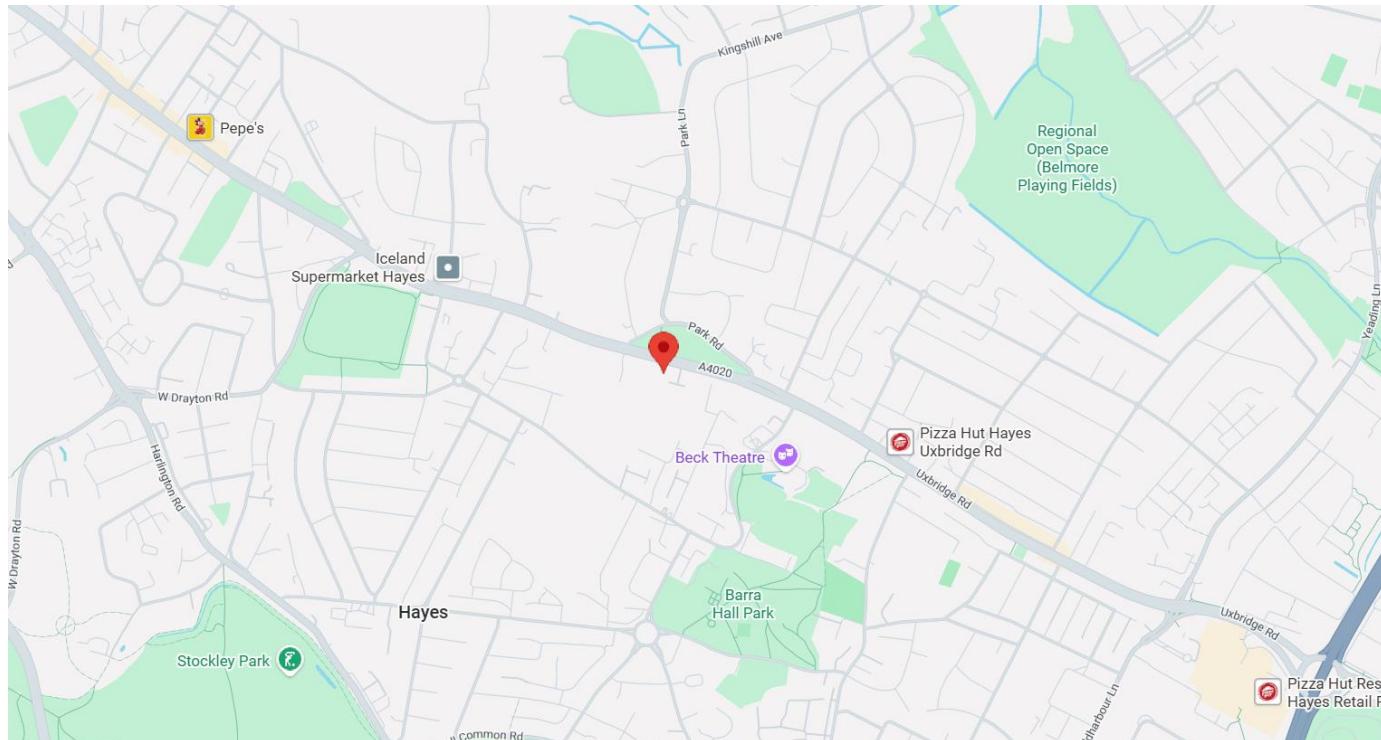
A Beautiful 2 bedroom apartment in Hayes, UB4, on a Modern Development! Hiltons Estates brings to the market this Spacious and well presented throughout apartment with living room, fully fitted kitchen and bathroom suite. There is an allocated parking space, visitor parking bays, Communal Gardens and Long Lease remaining of over 100+ years!! Ideally located on the Uxbridge Road, close by to Local Shops, Schools, Amenities and brilliant Transport Links!!! Bus links to Uxbridge Town Centre and Hayes Town, and Ealing. An Excellent Opportunity for Commuters, First-Time Buyers and Investors!!! Viewings Highly Recommended!! Call NOW to Book!



Beautiful 2 bedroom apartment in Hayes, UB4, on a Modern Development!

Spacious and well presented throughout allocated parking space, visitor parking bays, Communal Gardens!

Long Lease remaining of over 100+ years!! Excellent Opportunity for Commuters, First-Time Buyers and Investors!!! Viewings Highly Recommended!





TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.