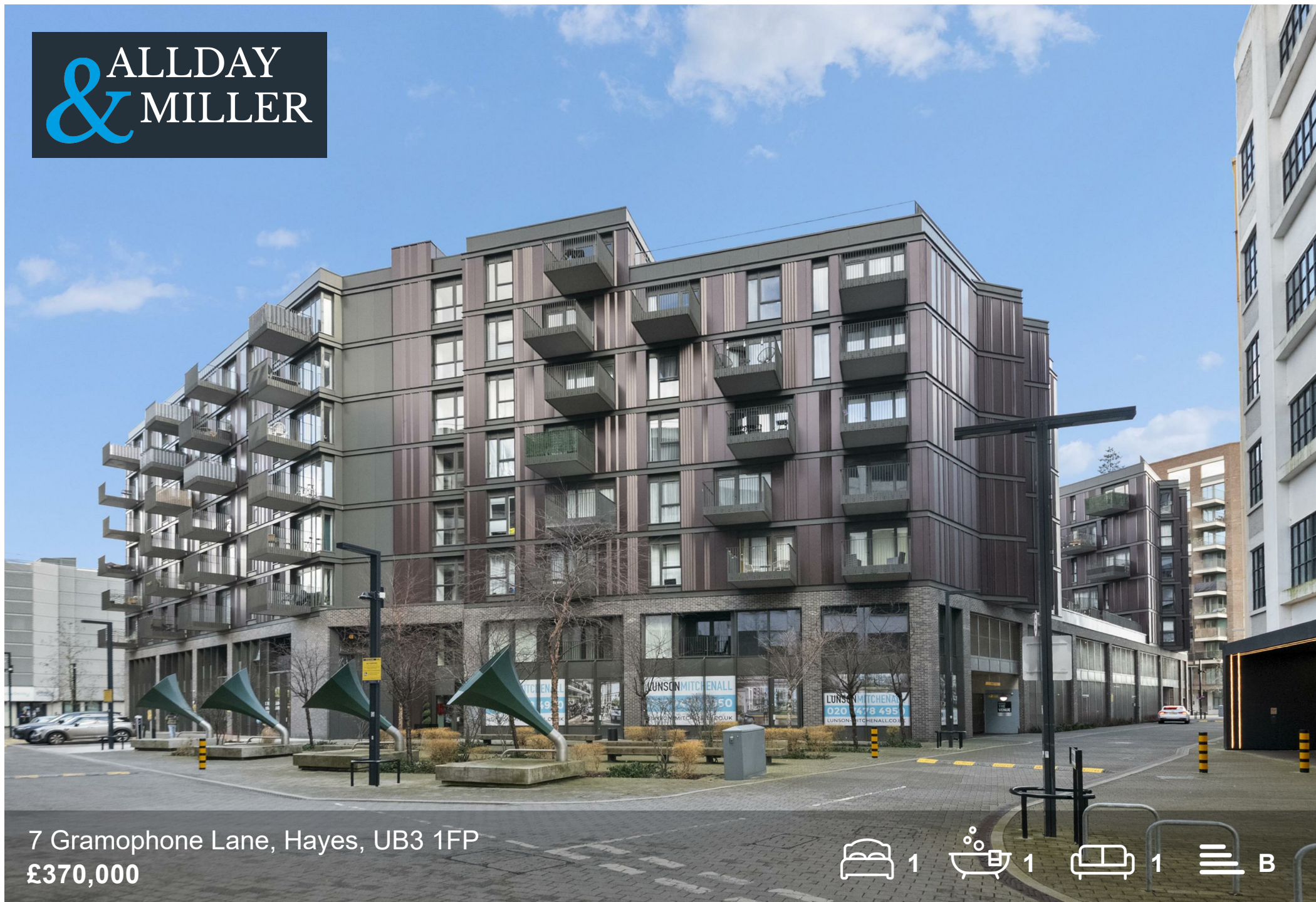


ALLDAY
& MILLER



7 Gramophone Lane, Hayes, UB3 1FP
£370,000

1 1 1 B



7 Gramophone Lane, Hayes, UB3 1FP

£370,000

- Immaculate One Bedroom Apartment
- Underground Allocated Parking
- Intergrated Appliances With High Spec Kitchen
- South Facing Balcony
- Communal Gardens
- 993 Years Lease Remaining
- One Of The Largest One Bed's In The Development
- Over 600 Sq Ft
- 5 Minute Walk To Elizabeth Line
- EPC Rating B

Description

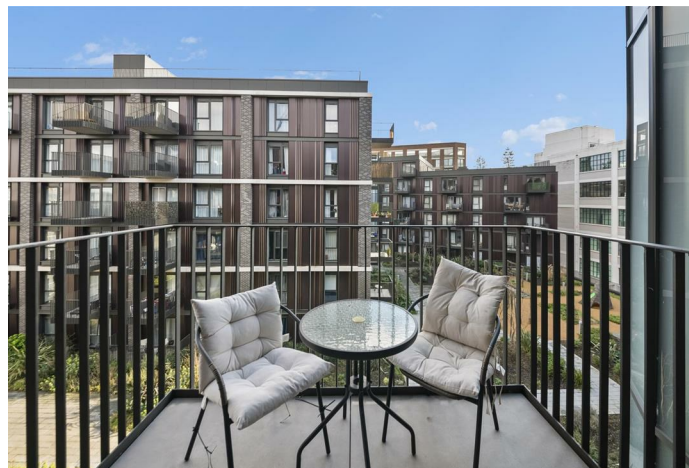
A stunning and well-presented modern home featuring a generous double bedroom that offers a comfortable and relaxing retreat. The modern bathroom is well maintained and thoughtfully laid out, providing a practical and functional space.

At the heart of the home is a bright and airy reception area, seamlessly flowing into a sleek, fitted kitchen and dining space. This open-plan layout creates a welcoming environment, ideal for entertaining.

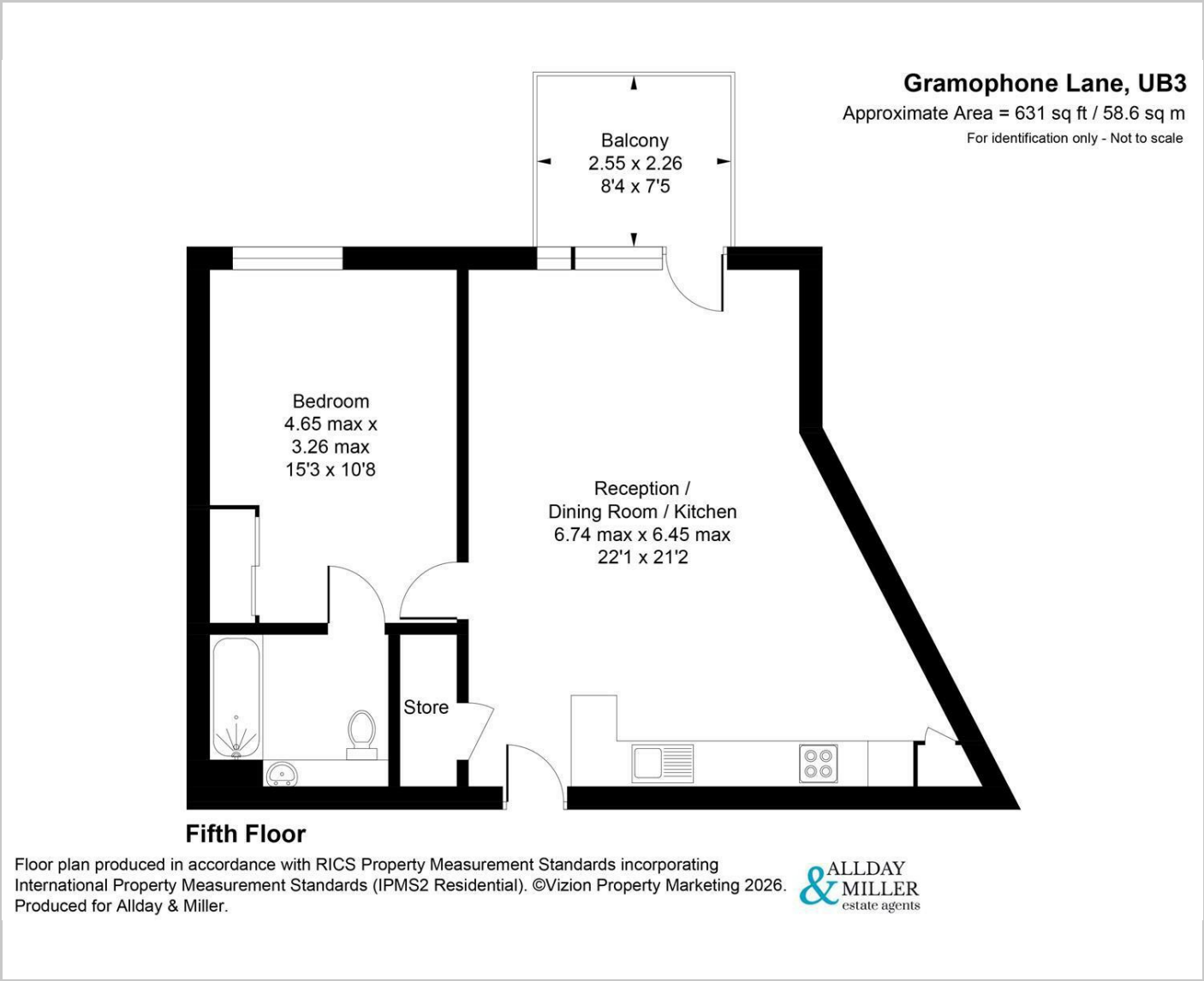
The kitchen also provides access to a charming balcony, extending the living space outdoors.

Situation

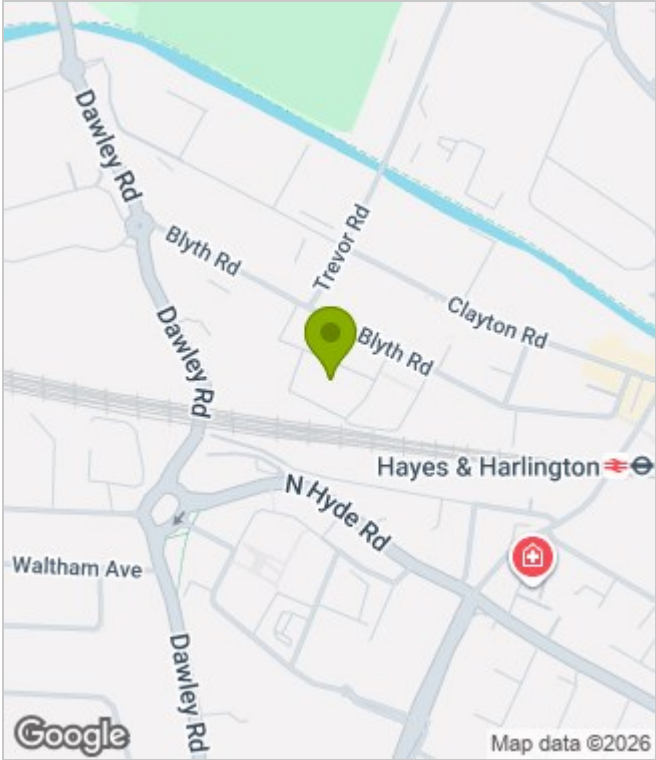
Gramophone Lane is ideally situated in the heart of Hayes within the sought after Weston Homes development, of The Venue. The Venue is a quiet self-contained development within Hayes enjoying onsite amenities and offering an excellent location with strong commuter connections. Just a short walk from Hayes & Harlington Station, residents benefit from fast Elizabeth Line services into Central London in around 20 minutes, as well as quick access to Heathrow Airport, while major road links including the M4, M25 and M40 make travel by car straightforward. Hayes town center provides a variety of shops, supermarkets, cafe's and everyday services, complemented by local pubs and eateries. While nearby green spaces such as Minet Country Park and Barra Hall Park offer excellent opportunities for outdoor recreation. The Venue has 2 private gardens; The Podium, as seen from the balcony featuring playground equipment and workout area and The Roof garden located on the 7th floor with views across London. The Nest Climbing Centre offering indoor rock climbing and gym facilities is a 2 minute walk away. Residents seeking premium gym, tennis and spa facilities can enjoy David Lloyd, Heston just a 5-minute drive away.



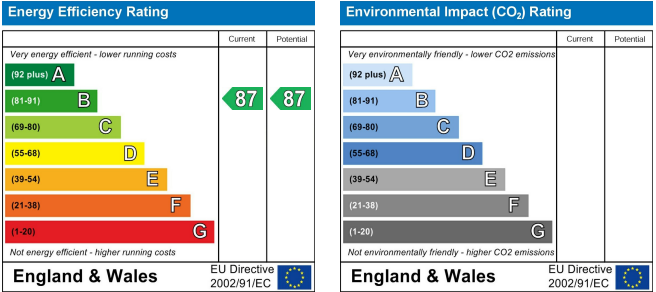
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.