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& MILLER



Sycamore Avenue, Hayes, UB3 2NT  
£275,000

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**£275,000**

- Large Fitted Kitchen
- Internal & External Storage Facilities
- First Floor
- Gas Central Heating
- Fitted Bathroom
- Private Balcony
- Two Double Bedrooms
- Double Glazing
- Communal Gardens
- Large Reception / Dining Room

## Description

This apartment offers two generous bedrooms, each designed for comfort and relaxation. Large windows throughout allow for plenty of natural light to shine into the property. The open-concept living and dining area is the perfect space for both entertaining and everyday living. The property has been tastefully modernised to create an inviting atmosphere. Step out onto your private balcony which is an ideal spot to unwind or enjoy a morning coffee. Other benefits include resident parking, double glazing and gas central heating.

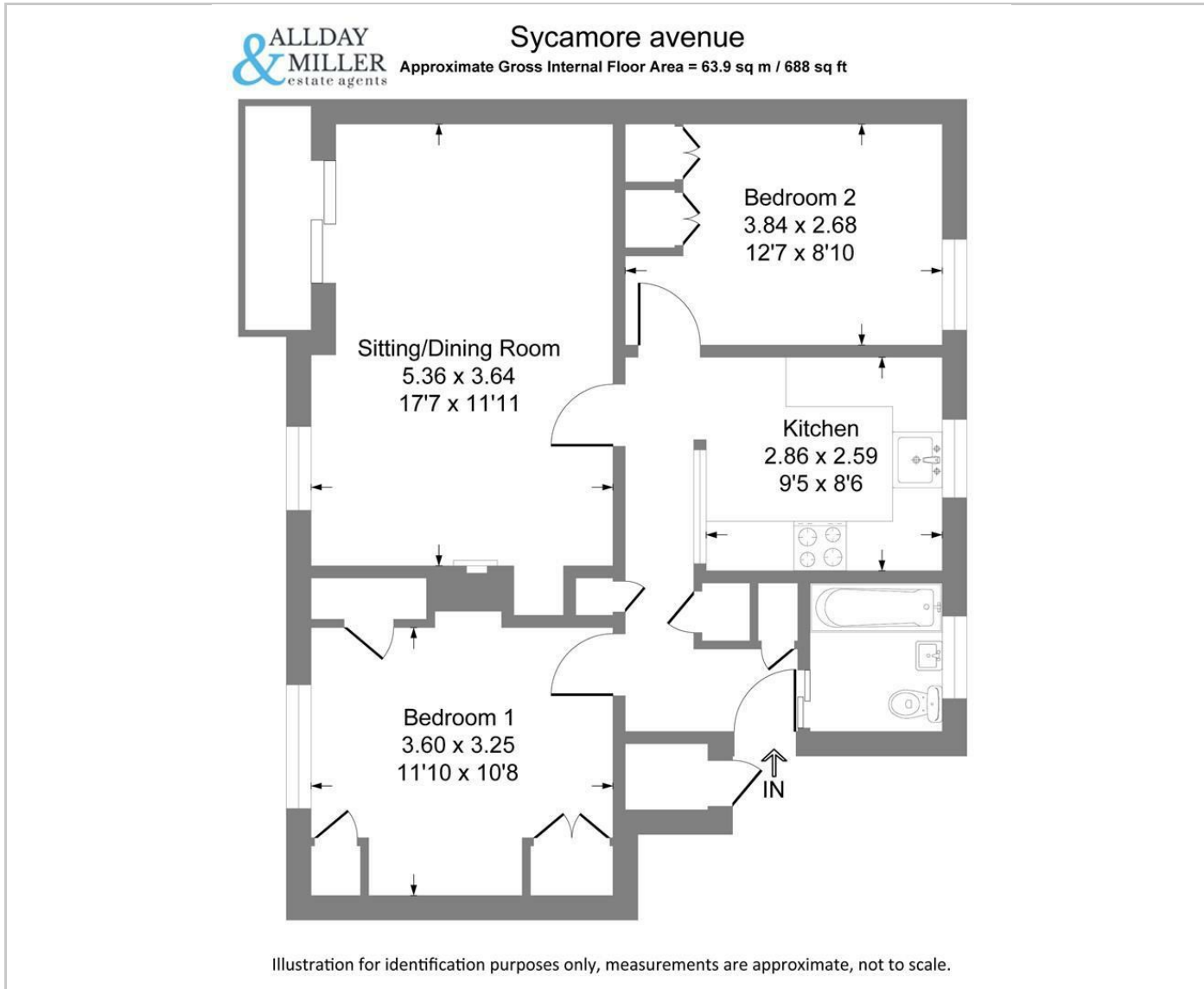
The property is ideal for first time buyers or buy to let investors with a potential gross yield of 6.5%.

## Situation

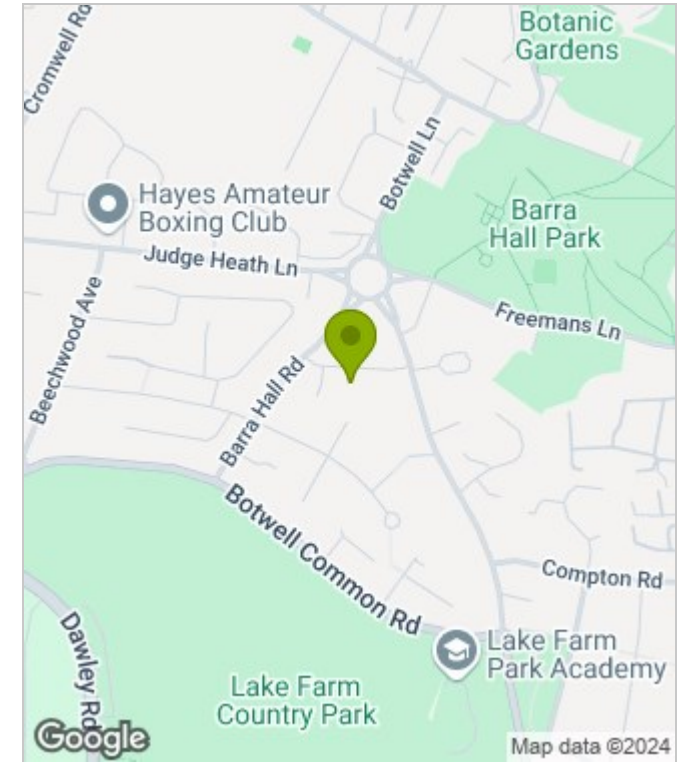
Sycamore Avenue is situated off Barra Hall Road in Hayes and is within close proximity to local shops and bus links. Hayes Town is within easy reach providing an array of different shopping facilities, restaurants and eateries along with the newly available Elizabeth Line at Hayes and Harlington Station.



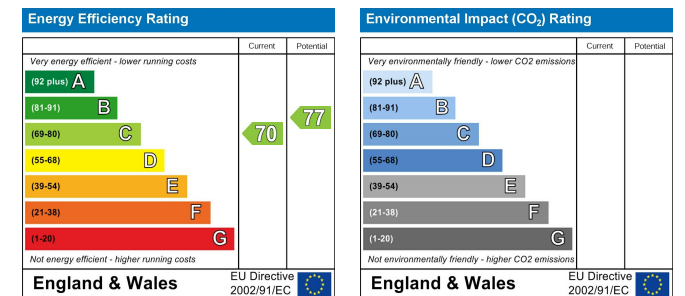
## Floor Plans



## Area Map



## Energy Performance Graph



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