



Botwell Common Road, Hayes, UB3 1JA
£225,000





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- One Bedroom Apartment
- First Floor
- £600 Service Charge Per Annum
- Nearby To Local Schools/Amenities
- Highly Desirable Location
- Brand New Carpet Fitted
- 114 Years Lease Remaining
- Close Proximity To Elizabeth Line
- Parking Available
- Chain Free

Description

This charming property offers a welcoming living space, ideal for individuals or couples seeking both comfort and convenience.

The bright and airy reception/dining room provides an inviting setting for relaxing or entertaining guests, while the fitted kitchen is thoughtfully designed for practicality and everyday functionality. The property further benefits from a modern bathroom and a well-proportioned double bedroom.

In addition, the development offers parking facilities, a highly desirable feature in this vibrant and bustling area.

Situation

Bowtell Common Road is a prime location in the heart of Hayes. Hayes & Harlington station just a short minute drive away with the Elizabeth line making the journey into Central London a breeze, along with the bus station with several routes to local amenities. Hayes town centre with its variety of local shops, cafes, takeaways and coffee shops. The area is also served by a number of highly regarded schools including Lake Farm Park Academy and Rosedale Collage secondary school.



Hamilton Court, Botwell, UB3
Approximate Area = 525 sq ft / 48.8 sq m
For identification only - Not to scale

First Floor

Reception / Dining Room
4.66 max x 3.95 max
15'3 x 13'0

Kitchen
2.69 x 2.50
8'10 x 8'2

Bedroom
4.78 max x 4.11 max
15'8 x 13'6

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78	79	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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