



## **New Road, Harlington, UB3 5BZ**

Built in approx 2008 is this stunning & modern apartment situated within a remote controlled gated development. Coming to the market for the first time since it was built the property is offered for sale in excellent condition by it's owners. Comprising spacious hallway with entry phone handset and ample fitted storage cupboards, lovely 18Ft open plan living room with private balcony, kitchen with integrated appliances, 2 good size bedrooms both with fitted wardrobes and en suite shower room to master and fitted family bathroom. Externally there's a numbered allocated parking bay, along with visitors parking and a well tendered communal gardens. Benefits include triple glazing, gch, approx 108 years lease and no onward chain... AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Located just a short distance from Harlington Village with its array of shopping facilities and bus routes with direct access both Hayes town centre & under ground station ( Elizabeth Line) & Uxbridge town centre & underground station ( Piccadilly & Metropolitan line) and is Hatton cross underground station ( Picadilly), The property is located minutes from Heathrow Airport

**£364,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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Flat 17, 81, Comet House New Road, Harlington, UB3 5BZ



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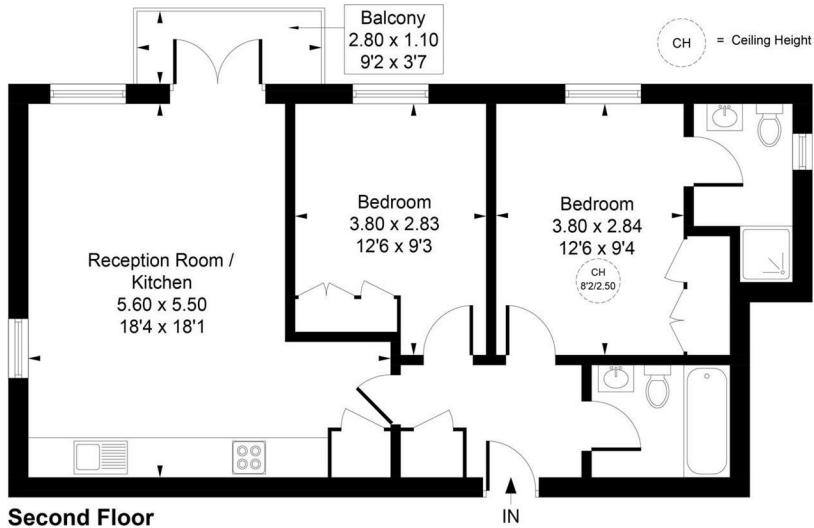
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Approximate Gross Internal Area  
63.19 sq m / 680 sq ft




**Second Floor**

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 purchase.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <i>Not energy efficient - higher running costs</i>	77	77
<b>England &amp; Wales</b> <div>EU Directive 2002/91/EC</div> 		

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