



# MOVE INN ESTATES

MAKING THE RIGHT MOVE



## Vantage Building

Station Approach, Hayes, UB3 4FA

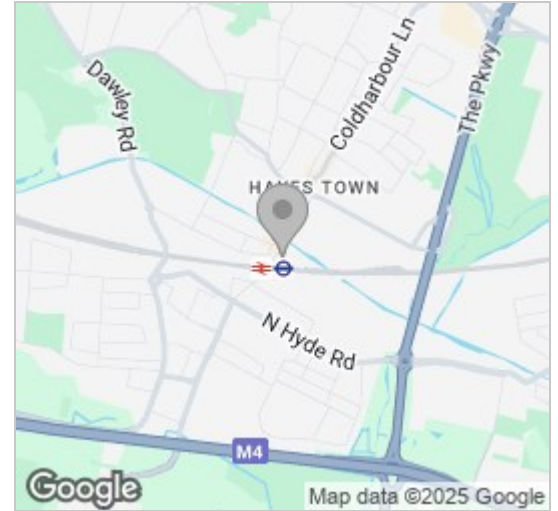
Price Guide £225,000



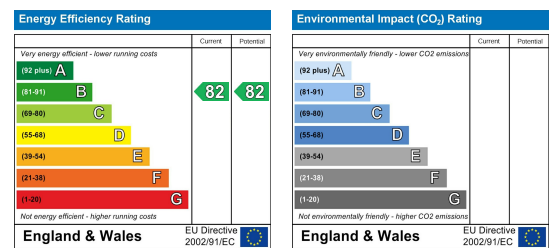
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- One bedroom, fourth floor
- Swimming pool
- Balcony
- Gym
- Communal Gardens
- Canal Views



**CHAIN FREE** – Contemporary One-Bedroom, Fourth Floor Apartment Near Hayes & Harlington Station  
Situated just moments from Hayes & Harlington Station, this beautifully presented one-bedroom apartment offers modern living within the highly sought-after Vantage Building development.

### Key Details:

Lease: Approx. 990 years remaining  
Ground Rent: £160 per month (approx.)  
Service Charge: £3,800 per annum (approx.)

This stylish apartment boasts a spacious open-plan living and dining area with a sleek, fully integrated kitchen. The double bedroom includes built-in wardrobes and is complemented by a modern en-suite three-piece bathroom. A private balcony offers tranquil views over the Grand Union Canal.

Residents benefit from an array of premium on-site amenities, including gas central heating, landscaped communal gardens, a 24-hour concierge, residents' gym, and swimming pool — all within a secure, gated setting.

Ideally located for commuters, the development offers excellent transport links to both Paddington and Heathrow, making it perfect for professionals and frequent travellers.

Viewings advised.



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