



**Marsh Court, Hayes, UB4 8FJ**  
**£1,700 Per Calendar Month**

**DBK**  
ESTATE AGENTS





## Marsh Court, Hayes, UB4 8FJ £1,700 Per Calendar Month

Introducing this modern first-floor apartment, Available To Rent Immediately!

The apartment features two well-proportioned bedrooms, a contemporary kitchen and a reception room complete with a Juliet balcony that provides a bright and airy space for relaxation and entertaining. The chic family bathroom adds a touch of elegance to your daily routine.

Additional benefits include allocated parking and a secure entry system, enhancing both convenience and security.

With its modern design and prime location, this apartment is perfect for those seeking a blend of comfort and accessibility.

Sited on Uxbridge Road offering an array of local amenities and transport links to neighbouring towns as well as Hayes & Harlington Station being located within just over a mile and the A40/ M40 connecting motorists to The City and other towns. The property also lies with the catchment for local reputable schools.



## Key Features

- Available To Rent Immediately!
- Modern First Floor Apartment
  - Two Bedrooms
  - Kitchen
- Reception Room with Juliet Balcony
  - Chic Family Bathroom
- Allocated Parking + Visitors Parking
  - Secure Entry System
  - Gas Central Heating
- Prominent + Convenient Location



GROSS INTERNAL AREA  
53.21 sqm / 572.75 sqft



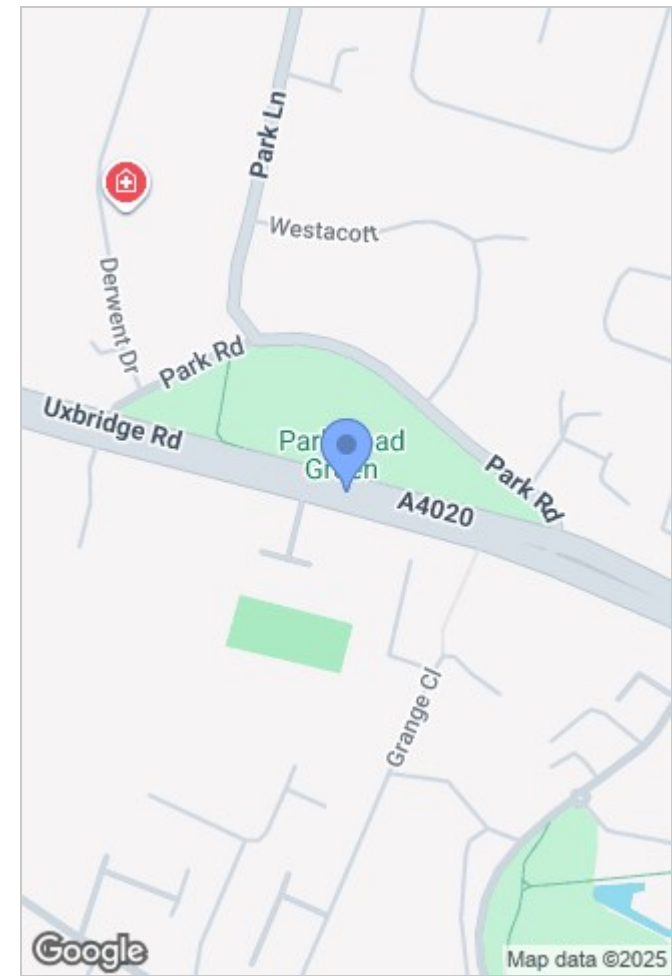
— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
53.21 sqm / 572.75 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
51.19 sqm / 551.00 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft



| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) A                                 |                         |                                                                                       |
| (81-91) B                                   |                         |                                                                                       |
| (69-80) C                                   |                         |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (39-54) E                                   |                         |                                                                                       |
| (21-38) F                                   |                         |                                                                                       |
| (1-20) G                                    |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| England & Wales                             | EU Directive 2002/91/EC |  |

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

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