



Marsh Court, Hayes, UB4 8FJ
Offers Over £300,000

DBK
ESTATE AGENTS



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Introducing this modern first-floor apartment offered with NO ONWARD CHAIN!

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, a secure entry system and a 110 years lease 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

- No Onward Chain
- 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
 - Approx. 110 Years Lease
- Prominent + Convenient Location



Lease

100 years remaining

Service Charge

£1,600 per annum (includes buildings insurance)

Ground Rent

£300 per annum



GROSS INTERNAL AREA
53.21 sqm / 572.75 sqft



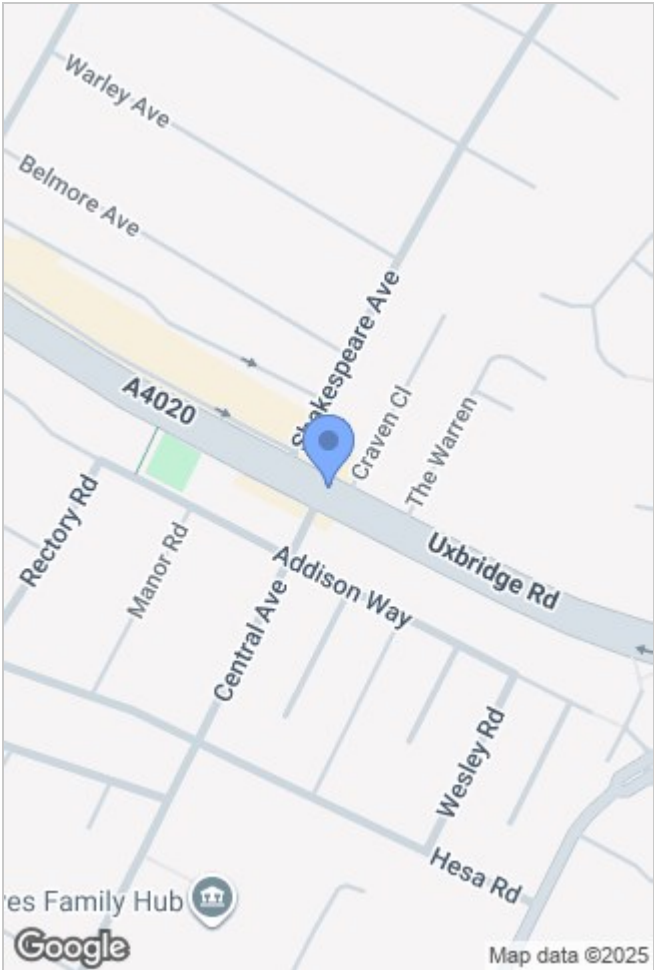
— First Floor

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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