



76 Station Road, Hayes, UB3 4FP

- Studio apartment
- EPC Rating - C
- Lifts to all floors
- Ideal for a single occupier
- Juliet balcony
- Furnished
- Third floor
- Parking included
- Fantastic location for transport links
- Built-in wardrobes

£1,150 PCM

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

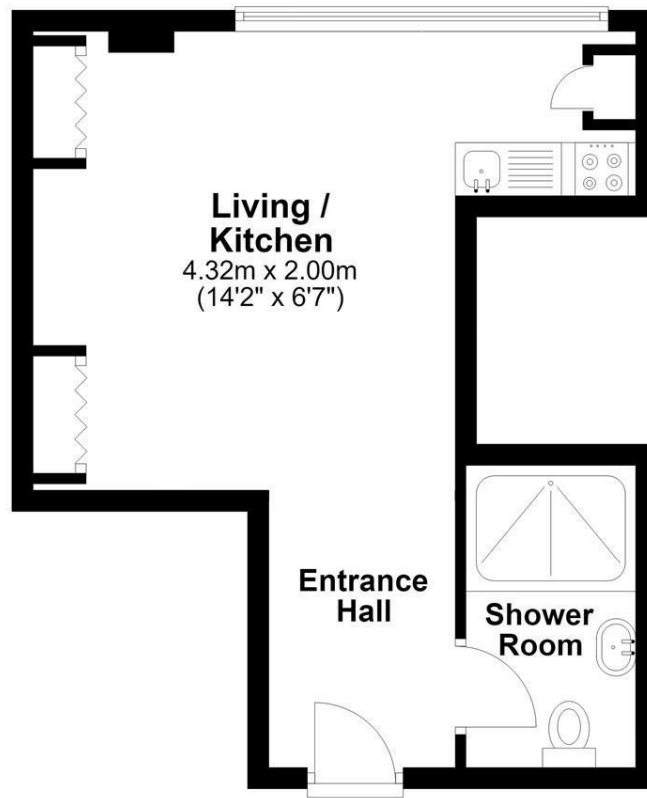
Cameron are pleased to offer this third-floor studio apartment located within the sought-after Trident House development, just moments from Hayes & Harlington Station and the Elizabeth Line. The property offers bright and contemporary open-plan living with a modern fitted kitchen featuring integrated appliances, a stylish shower room, double glazing, juliet balcony and lift access. Ideally positioned within walking distance of Hayes town centre, supermarkets, cafes, restaurants and local bus routes, the apartment provides excellent transport links to Central London, Heathrow Airport and Reading, making it an ideal home for a professional tenant seeking modern accommodation in a highly convenient location. Presented furnished and available Mid July, a secure parking space is also offered.

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

Third Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 27.7 sq. metres (298.4 sq. feet)

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