

# The Venue, Blythe Road, UB3 1HA

**Asking Price £415,000**

## Full Description

Superb opportunity to purchase this large two bedroom, two balcony, apartment with parking included, boasting a generous 741 Sq.Ft. Offered with comfort heating from a low carbon energy source! SPECIFICATION Fitted wardrobes to master bedroom. Television and telephone points to living area and master bedroom. Audio/visual entry system to apartments accessed via communal entrance doors. THE LOCAL AREA Situated just over 16 miles west of Charing Cross with the Grand Union Canal running through its centre, Hayes has the best of both worlds with its close connections to London and its array of beautiful green spaces. KITCHEN Full range of integrated appliances from Zanussi: Stainless steel electric fan oven, Ceramic hob, Fridge/Freezer, Washer/dryer and dishwasher. Caple stainless steel chimney extractor, & Fascino instant boiling and cold filtered water tap. LUXURY BATHROOMS & EN-SUITES Smart mirror with LED lighting, and de-mist pad, Heated chrome towel rails, Low-level LED strip lighting to bath. The Venue is in an ideal spot; you can reach Hayes and Harlington train station in less than a five-minute cycle ride and get to London Paddington station within 20 minutes via the Great Western Railway. London Heathrow is also just a 10-minute drive away, making going on holiday that little bit easier. The Village Café is a brisk stroll away where you can grab yourself a quick coffee on the go or sit down to enjoy a light bite to eat during the day. On the other side of the Grand Union Canal, you'll discover Hayes town centre, filled with a blend of quaint boutiques and well-known, high-street brands. By night, Hayes has a bustling atmosphere with a wide selection of restaurants, bars and nightclubs. The Lock & Quay Restaurant and Bar, just over a 10 minute\* drive away, features a beautiful, contemporary restaurant and bar with outside space overlooking the Grand Union Canal. Hayes is home to a wide range of entertainment facilities including The Beck Theatre. The 600-seat theatre dates back to the 1970s and puts on a variety of live music concerts, tribute acts and stand-up comedy shows, just a six-minute\* cab ride from The Venue. Catch some fresh air and stretch your legs at the tranquil Norman Leddy Memorial Gardens, just a five-minute\* drive from The Venue. Here you can stroll around 1.5 hectares of Hillingdon Borough's designated gardens of excellence. During this peaceful walk, you will see tree-lined pathways and colourful flowers that change with the season. If you're looking to get active, you'll find yourself spoilt for choice with the Sandgate Football Club, Hayes Hawks BMX Course and Lake Farm Country Skateboarding Park, all within a two-mile\* radius of The Venue. The Nest Climbing Centre is a community-led climbing centre focussed on providing locals with a space to climb and have fun. Inside, you'll find a 70-metre-long bouldering wall with over 100 different graded routes. Whether it's your first time or you're an experienced climber, there will be plenty of paths suited to you. Less than four miles\* away is the Stockley Park Golf Club, a picturesque 18-hole championship golf course, with a floodlit driving range, bar and restaurant that serve traditional English dishes for breakfast, lunch and dinner, both inside and out. You can practice on the chipping and putting green before

taking to the par-72, tree-lined golf course. These particulars are not intended to form part of any contract. Photographs may be general images of the development and not be the actual apartment for sale.

## Features

- Two bedroom
- Fitted wardrobe to master bedroom
- Audio/visual entry system
- Energy via low carbon source

## Contact Us

**Ernest-Brooks International |  
Estate Agents | Ernest Brooks  
International**

Sierra Quebec Bravo, 77 Marsh  
Wall, Canary Wharf  
E14 9SH

T: +44 203 621 8881

E: [info@ernest-brooks.com](mailto:info@ernest-brooks.com)

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