



**The Venue, Blythe Road, UB3 1HA**

Price:  
£ 448,000

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Price: £ 448,000 2 bedroom house

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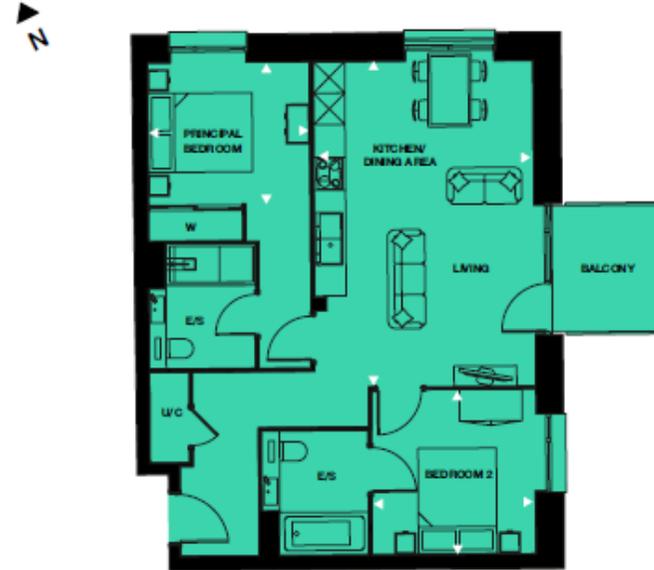
## OVERVIEW

Large well positioned (777 sq.ft) two bedroom apartment offered with comfort heating, high specification fixtures & fittings alongside a favourable east facing private balcony!

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.

## KEY FEATURES

- Two bedroom apartment 732sqft
- Private balcony
- Landscaped Gardens
- Caretaker Service
- Service Charge est. £2.20-£2.50psft P/A
- 8 min walk from to Hayes & Harlington Station
- 10 Year NHBC Warranty



<b>KITCHEN / LIVING / DINING AREA</b>	4.2m x 6.2m 13'8" x 20'3"
<b>PRINCIPAL BEDROOM</b>	3.1m x 3.7m 10'2" x 12'1"
<b>BEDROOM 2</b>	3.1m x 3.1m 10'2" x 10'2"

