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2 Bed Flat In Bluenote Apartments 34 Blyth Road, Greater London, UB3 1FF
£98,750



Ref: 17097





SHORT DESCRIPTION

Property Ref: 17097 Situated within the sought-after **Bluenote Apartments, 34 Blyth Road, Hayes, Greater London UB3**, this beautifully presented **two-bedroom third-floor apartment** offers an exceptional opportunity for first-time buyers and those looking to step onto the property ladder through **25% Shared Ownership**. Boasting contemporary interiors, excellent transport connections and an impressive range of resident facilities, this modern home is perfectly suited to today's lifestyle. The apartment features a bright and spacious **open-plan living, dining and kitchen area**, creating an ideal space for both everyday living and entertaining. Large high-performance glazed windows allow an abundance of natural light to flood the property, while doors open directly onto a private balcony and terrace area, offering pleasant rooftop views across the surrounding neighbourhood and an ideal spot to relax outdoors. The accommodation further comprises **two well-proportioned bedrooms**, a stylish **family bathroom**, and a welcoming entrance hallway complete with useful built-in storage cupboards, providing practical everyday living space. Finished to a high standard throughout, the property benefits from modern fittings, excellent internal condition and a community heating system for added efficiency and comfort. Residents of Bluenote Apartments enjoy access to a host of excellent communal amenities, including a concierge service, secure mail room, communal motorcycle and bicycle storage, and two attractive landscaped courtyard gardens. Perfectly positioned within a thriving suburban location, the property benefits from a wide range of local shops, supermarkets, cafés and everyday amenities, all within approximately half a mile. **Hayes & Harlington Station** is just moments away, providing fast and convenient Elizabeth Line services into Central London, Heathrow Airport and beyond, making this an outstanding choice for commuters. The property offers approximately **63 sq m of internal accommodation** and is held on a **125-year Shared Ownership lease from 24 June 2021**. Please note there is **no allocated parking**. Key Features * 25% Shared Ownership * Modern Third Floor Apartment * Two Spacious Bedrooms * Bright Open Plan Living, Dining, and Kitchen Area * Private Balcony and Terrace * Contemporary Family Bathroom * Excellent Internal Condition Throughout * High Performance Double Glazed Windows * Community Heating System * Concierge Service * Secure Mail Room * Communal Motorcycle and Bicycle Storage * Two Landscaped Communal Courtyards * Moments from Hayes & Harlington Station (Elizabeth Line) * Close to Local Shops, Supermarkets and Amenities * Approximately 63 sq m Internal Floor Area * 125-Year Lease from 24 June 2021 * Ideal for First-Time Buyers and Commuters * Viewing is Highly Recommended Property Type: Flat Full selling price: £395000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £98750.00 Monthly rent based on 25% share: £866.18 Remaining lease (In Year): 119 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied.

2

Bed Room(s)

1

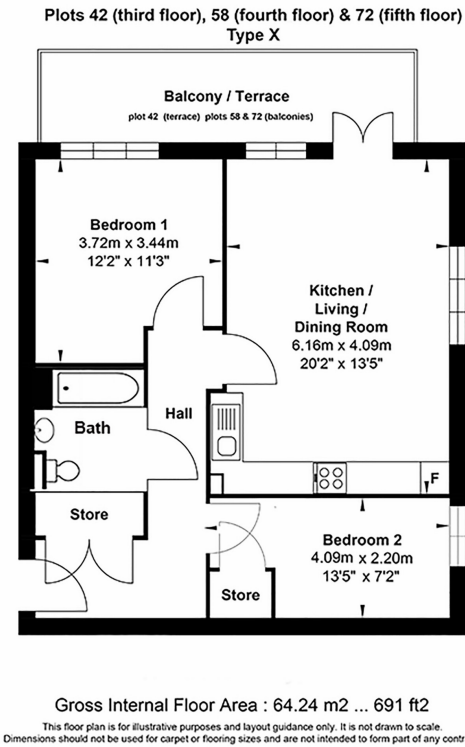
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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