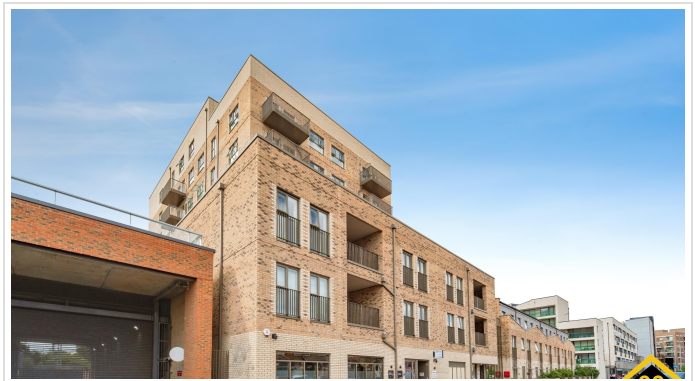


2 Bed Flat In Bluenote Apartments 34 Blyth Road, Greater London, UB3 1FF

£98,750





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.



Total floor area 59.7 sq.m. (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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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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