Cardinal Building, Station Approach, Hayes, UB3 4FD

Guide Price £295,000

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TWO BEDROOM - TWO BATHROOM - ENSUITE - LIFT ACCESS - 24HR CONCIERGE - RESIDENTAL GYM FACILITIES INCL SWIMMING POOL/SAUNA/STEAM ROOM - LEASEHOLD - CHAIN FREE

Henry Wiltshire is delighted to present this contemporary two bedroom, two bathroom apartment, situated on the third floor of the sought after Cardinal Building within High Point Village.

Offering a spacious layout, modern interiors and a range of on-site resident facilities, this west-facing apartment is ideally suited to professionals, couples and small families seeking comfortable living with excellent transport connections.

The property features a bright, open-plan reception and dining area, complemented by wooden flooring throughout the hallway and living space. The modern, fully fitted kitchen benefits from integrated appliances, including an oven, hob, fridge/freezer and dishwasher, creating a practical and stylish space for everyday living and entertaining.

Both bedrooms are well-proportioned doubles, offering ample space for bedroom furniture and storage. The principal bedroom benefits from an en-suite shower room, while a separate contemporary family bathroom features a bath with shower over, wash basin and WC.

Large windows allow plenty of natural light into the apartment, while the neutral décor provides a modern, versatile backdrop ready for a new owner or occupier to make their own.

Development Facilities and Additional Benefits

- 24-hour concierge and security for added convenience and peace of mind.
- Residents' leisure facilities, including a gym, swimming pool, sauna and steam room.
- Communal landscaped garden, providing outdoor space for relaxation.
- Secure entry system and video intercom.
- Convenient transport links, with Hanwell Station providing access to the Elizabeth line for connections into central London and beyond.

Combining contemporary apartment living with excellent resident amenities and convenient transport links, this property presents an attractive opportunity in the popular High Point Village development.

- Two Bedroom
- Private Balcony
- 24hr Conceirge
- Gym Facilities
- Allocated Parking
- EPC - B
- Council Tax Band - C
- Service Charge - 8,536.92pa
- Ground Rent - £175pa
- Lease Remaining - 981 years

