



## Navigation Building

, Station Approach, Hayes, Middlesex, UB3 4FF

# Rental £2,200 pcm

2 bedroom Flat / Apartment available 24 September 2024

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES  
[info@simplelea.com](mailto:info@simplelea.com)

**0208 5734663**

### Opening Times

Mon 10.00 - 18.30; Tues 10.00 - 18.30  
Wed 10.00 - 18.30; Thurs 10.00 - 18.30  
Fri 10.00 - 18.30; Sat 10.00 - 14.00; Sun Closed

\* Part Furnished

### Description

TWO BED TWO BATH APARTMENT!! Simple Estate Agents present to the market this two bed apartment in the the popular High Points Village development. This apartment is situated next to Hayes and Harlington Station and comprises of an open plan kitchen/living area, two bedrooms (one with en-suite), family bathroom, balcony, gym with swimming pool, communal garden with children's play area, 24 hour security, concierge service and allocated parking space. Location: A stones throw from Hayes & Harlington station with services to Elizabeth line, 140/E6/195/U4/H98/90/278 bus routes, short drive to junctions A312/A40/M4/A4, choice of schools and local amenities.

### Accommodation

All measurements are approximate.

### Further Information

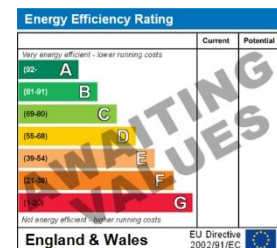
The deposit required is £2,538

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired

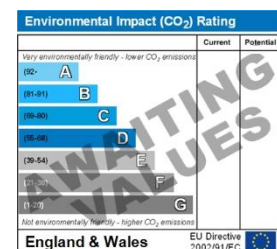
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-5585

Creation Date: 25/08/2024

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2024. Simple Residential LTD Registered in England No. 06339918