



## ACER AVENUE HAYES, UB4 9NP

£1,500 PER CALENDAR

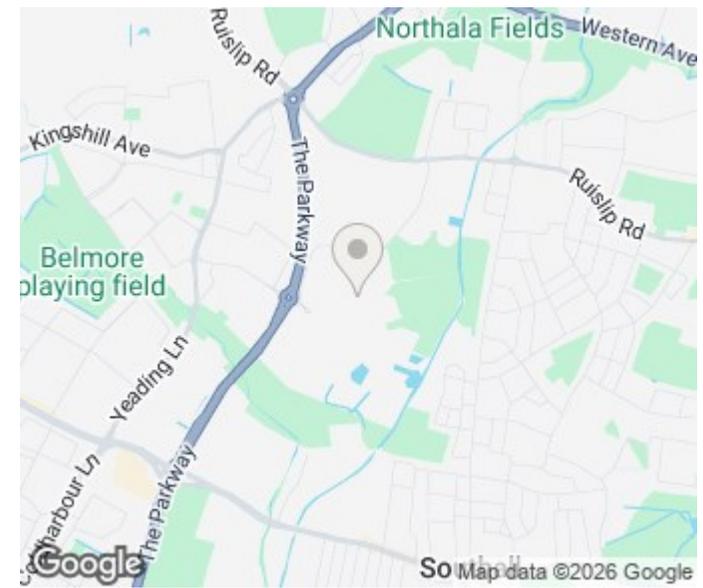
Brian Cox are pleased to present to the market this well-presented two-bedroom, two-bathroom second-floor apartment, ideally located just off the popular Glencoe Road in Hayes.

The property is spacious throughout and comprises two excellent-sized bedrooms, a bright and spacious lounge, a modern fitted kitchen, a fitted family bathroom, and an en-suite bathroom to the main bedroom.

Additional benefits include internal storage, allocated parking, and close proximity to local shops and transport links.

This property is offered UNFURNISHED and available MID APRIL 2026, but can be viewed now, so CALL NOW to arrange a viewing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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