

## Laurina Apartments, Carnation Gardens, Hayes, UB3

Offers Over £425,000

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**TWO BEDROOM - TWO BATHROOM - LIFT ACCESS - PRIVATE BALCONY - ONSITE GYM - ALLOCATED PARKING - LEASEHOLD - CHAIN FREE**

Henry Wiltshire is proud to present this beautifully designed and well-maintained two-bedroom, two-bathroom apartment in the desirable Laurina Apartments development, situated in Carnation Gardens, UB3.

Property Highlights includes:

**Spacious Open-Plan Living Area** - The heart of the home is a bright and airy open-plan living room, seamlessly connected to a modern kitchen and dining area, perfect for both relaxing and entertaining.

**Welcoming Hallway**- The property opens into a good-sized hallway that offers storage potential and leads naturally into the main living spaces.

**Two Generous Double Bedrooms**- Both bedrooms are well-proportioned, with the master bedroom featuring a sleek en-suite bathroom for added privacy and convenience.

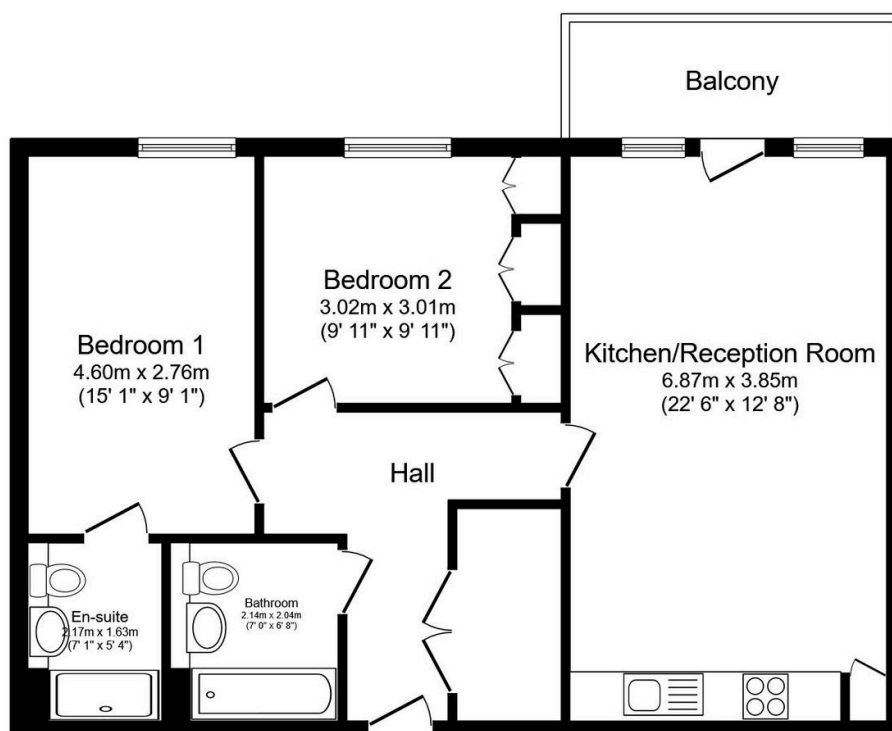
**Modern Family Bathroom-** Finished to a high standard, the family bathroom complements the en-suite with stylish fixtures and fittings.

**Private Balcony with Garden Views -** Enjoy your morning coffee or unwind in the evening on the private balcony overlooking the peaceful communal garden.

**Location Benefits:** Located in a well-connected area of West London, UB3 offers excellent access to local amenities, green spaces, schools, and transport links, including Heathrow Airport and Elizabeth Line services.

This modern home offers a perfect blend of comfort, space, and contemporary living. Whether you're a first-time buyer, a young family, or an investor looking for a high-demand rental opportunity, this property ticks all the boxes.

- Two Bedroom
- Open Plan Reception and a Full Fitted Kitchen
- Private Balcony
- Communal Garden
- Service Charge - £2,334.10 pa
- Two Bathroom
- Parking
- Lease Remaining 992 years
- Onsite Gym
- Ground Rent - £410 pa



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](http://www.focalagent.com)