



Flat 6 Laurina Apartments 10 Carnation Gardens, Hayes, UB3 4FS

Asking Price £450,000

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DESCRIPTION

A beautifully kept and spacious, two bedroom, two bathroom apartment in a recently built development, Hayes Village. The properties were built by Barratt Homes and comprise modern interiors, light filled accommodation and are brilliantly located being under a mile from Hayes & Harlington Station.

Situated on the ground floor, the property comprises entrance hall with a large storage cupboard, 24ft open plan living area with modern fitted integrated kitchen incorporating a spacious 16ft reception room, large outdoor sun terrace spanning the width of the property, separate three piece bathroom suite, 16'7ft master bedroom with an en-suite shower room and a 11'7ft second bedroom.

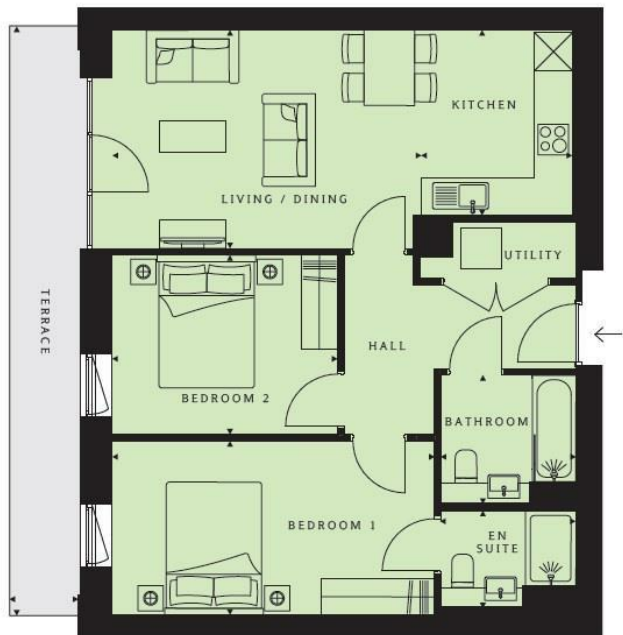
The property has the further benefit of a parking space, communal grounds and gardens, along with a gym facility for residents. The building itself has a secured entry phone system for security and benefits from a lift also along with future plans within the development comprising an on-site café, nursery and health centre.

Hayes Village is a modern, sleek development, only being built in 2020. The locality of the property is fantastic being walking distance to Hayes Town, Hayes and Harlington Train Station and amenities. The A312/A40 dual carriageway links are a short drive away providing access to the M4/M25 and Heathrow Airport.

- Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Living
- Full Width Outdoor Terrace
- Built in 2020
- Modern Fitted Integrated Kitchen
- Parking
- Gym Facility & Other Amenities Included
- EPC Rating: B







Living/Dining
16'1" x 11'3" (4906 x 3466mm)

Kitchen
9'6" x 7'8" (2944 x 2400mm)

Bedroom 1
16'7" x 9'0" (5114 x 2764mm)

En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
11'7" x 9'3" (3580 x 2848mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
741.6 sq ft (68.9 sq m)

Terrace
30'5" x 3'5" (9324 x 1090mm)

ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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