



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

Built in 2020 by Barratt Homes this is an outstanding & sizeable GROUND FLOOR 2 DOUBLE BEDROOM CONTEMPORARY STYLE FLAT BOASTING AN INTERNAL 1025 SQ.FT. Set within a fashionable and attractive development with the benefit of its own PRIVATE ENTRANCE and access to residence Gym and other amenities. Hayes & Harlington station is just a 5 minute walk away with the Elizabeth underground line bringing you to Paddington in approx 20 minutes, Access to Heathrow Airport and the A4/M4 London are within approx 3 miles. This 'classy' property has an impressive open plan style lounge / kitchen / dining room area, 2 double bedrooms with built-in wardrobes (Master bedroom with an en-suite shower room/toilet) and a separate family bathroom. Outside has extensive communal gardens and an allocated parking space within the residence only car park.

NO ONWARD CHAIN!

Asking Price £425,000

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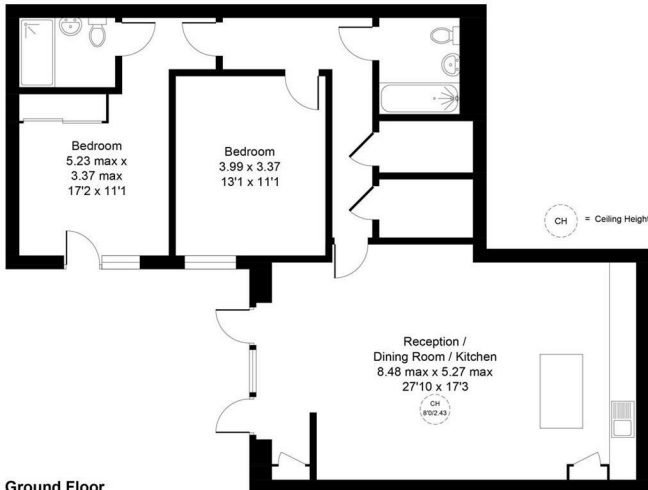
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Carnation Gardens, Hayes, UB3

Approximate Area = 1025 sq ft / 95.2 sq m

For identification only - Not to scale




Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

ALLDAY
& MILLER
estate agents

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> | <div>85</div> | <div>85</div> |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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