

## Laurina Apartments, Nestles Avenue, Hayes, Middlesex UB3 4QF

**£455,000**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT.

The accommodation comprises bright open plan reception room with access to a fully fitted kitchen, master bedroom with en-suite, further double bedroom and bathroom.

The property further benefits from a private patio overlooking the beautiful communal gardens.

Service charge £1986.08 per annum

Ground rent £390 per annum

Lease: 993 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 BEDROOMS
- 2 BATHROOMS
- PRIVATE PATIO AREA
- OVERLOOKING GARDENS
- CLOSE TO STATION & SHOPS
- AMPLE STORAGE

# Laurina Apartments, Nestles Avenue, Hayes, Middlesex UB3 4QF

RECEPTION ROOM

KITCHEN

BEDROOM

VIEW FROM APARTMENT

RECEPTION ROOM

RECEPTION ROOM

TERRACE

BEDROOM

BEDROOM

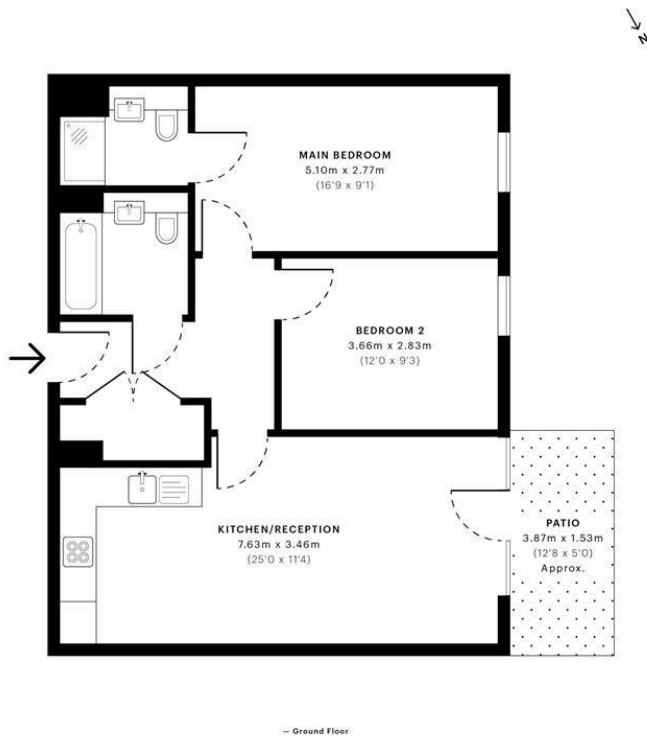
BEDROOM

EN-SUITE SHOWER ROOM

BATHROOM

LAURINA APARTMENTS

LAURINA APARTMENTS



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
68.62 sqm / 738.62 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes stairwells, restricted head heights  
64.80 sqm / 697.50 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

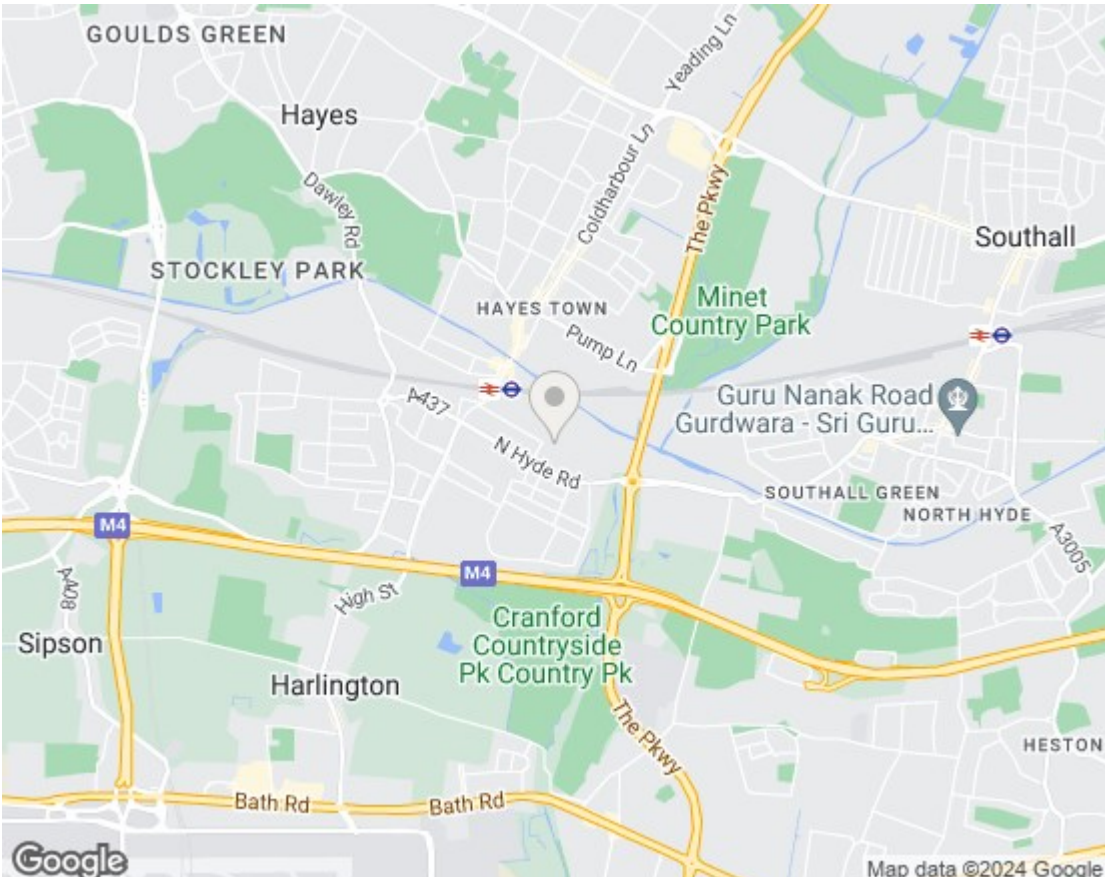
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 68.62 sqm / 741.42 sqft  
IPMS 3C RESIDENTIAL 65.90 sqm / 709.34 sqft

spec Verified RICS Certified Property Measurement

spc id: 5f6b27e66453800d0c3e489d5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.