



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

£398,000

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

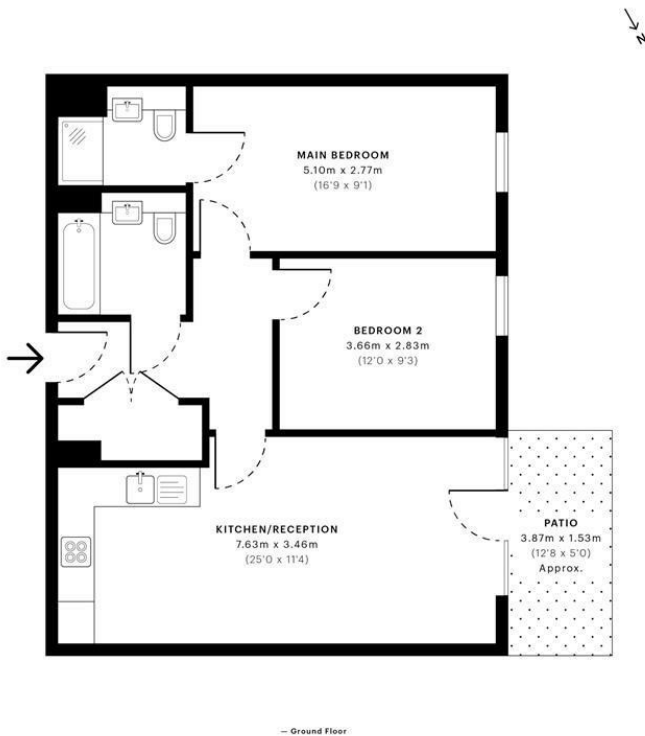
Lease: 993 years remaining

*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

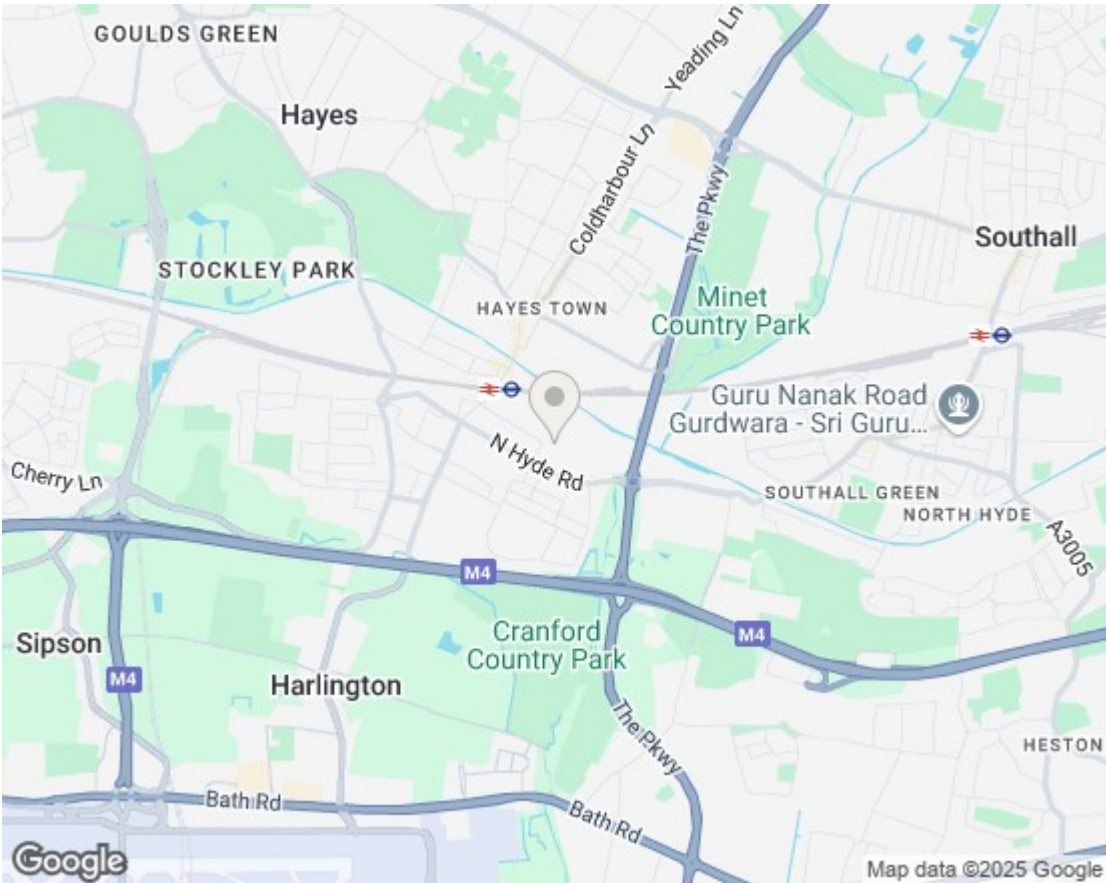
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- RECEPTION ROOM
- KITCHEN
- BEDROOM
- VIEW FROM APARTMENT
- RECEPTION ROOM
- RECEPTION ROOM
- TERRACE
- BEDROOM
- BEDROOM
- BEDROOM
- EN-SUITE SHOWER ROOM
- BATHROOM
- LAURINA APARTMENTS
- LAURINA APARTMENTS



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.

IPW10 RESIDENTIAL: 68.62 sqm / 741.42 sqft
IPW10 RESIDENTIAL: 65.90 sqm / 709.34 sqft
aprc id: 5f6b27e66453800dc3e489a5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.