

# 7 Pressing Lane

Hayes • • UB3 1FD  
PCM: £2,050 PCM



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Well presented two bedroom apartment located in an exciting new development in Hayes. Features include one double bedroom with built in wardrobes & en suite, second bedroom, further family bathroom, spacious lounge, open plan kitchen with appliances, ample storage and a terrace. Easy access to M4/M25, close to the Elizabeth Line and walking distance to local amenities.

Parking available with an additional cost of £100 pcm.

Please be advised, the pictures shown are of the show flat and not this particular unit.

Pet Friendly

Flexible Tenancies

Fully Managed

Secure Entry Phone System

Next to Hayes & Harlington Station

Parking Available at an Additional Cost of £100pcm

High Specification

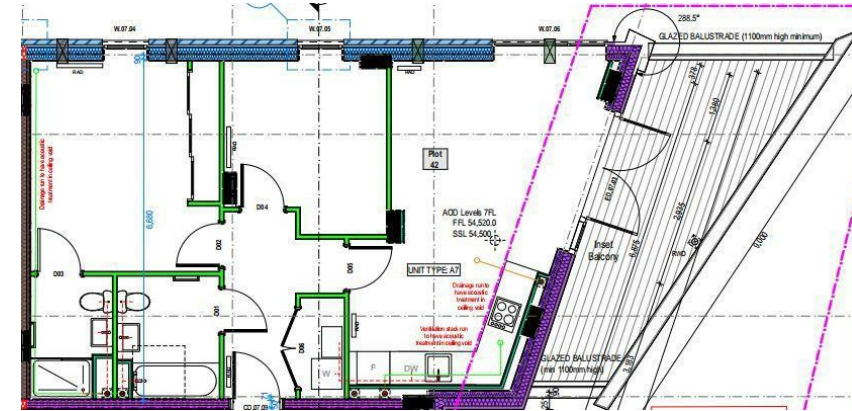
Private Balcony

Local Amenities

Fully Fitted Kitchen with Appliances

**Available Date**

10th August 2024



**01895 230 103**

**109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ**  
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**CoopersResidential.co.uk**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 32-35 kWh/m <sup>2</sup> per year A	84	Very environmentally friendly - lower CO <sub>2</sub> emissions 22-25 g/kWh A	
31-32 kWh/m <sup>2</sup> per year B		21-22 g/kWh B	
29-31 kWh/m <sup>2</sup> per year C		20-21 g/kWh C	
26-29 kWh/m <sup>2</sup> per year D		19-20 g/kWh D	
23-26 kWh/m <sup>2</sup> per year E		18-19 g/kWh E	
21-23 kWh/m <sup>2</sup> per year F		17-18 g/kWh F	
19-21 kWh/m <sup>2</sup> per year G		16-17 g/kWh G	
Not energy efficient - higher running costs 18 kWh/m <sup>2</sup> per year G		Not environmentally friendly - higher CO <sub>2</sub> emissions 15 g/kWh G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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