



## Kingswood Place, Hayes, UB4 8JA

A beautifully presented BRAND NEW luxury built 1 bed apartment with approx 198 years lease situated in a modern development. Constructed with energy efficiency in mind, the apartment is brick built with aluminum double glazed window, underfloor gas fired central heating with Vaillant condensing boiler, contemporary fitted kitchen with integrated Bosch appliances and quartz worktops, double bedroom with fitted wardrobes, quality bathroom suite with Roca sanitary ware, overhead thermostatic rain shower, Karndean floor coverings & low energy LED down lights throughout. Further benefits include video entryphone system, allocated parking space, communal landscaped gardens & electric vehicle charging points. PLEASE CALL OFFICE FOR MORE DETAILS.

Located in an attractive development set back from the Uxbridge Road so ideal for shops & direct bus routes to Uxbridge Town Centre & Uxbridge Underground Station ( Metropolitan Line ) & Hayes Underground station( Elizabeth Line) Stockley Park, Brunel University & Heathrow Airport are also well served by several bus routes.

**Asking Price £254,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrondavis.com](mailto:info@charrondavis.com) [www.charrondavis.co.uk](http://www.charrondavis.co.uk)

**9 Azalea Court Kingswood Place, Hayes, UB4 8JA**



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1 Bed 2nd Floor (43 SQM)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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