



## Copthorne Mews, , Hayes, UB3 4BN

- One Bedroom Flat
- Recently modernized
- Communal Gardens
- Available From Mid March
- Ground Floor
- On Street Parking
- Electric Heating
- EPC Rating: D

**£1,150 Per Month**



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## DESCRIPTION

Welcome to this charming flat located in the desirable area of Copthorne Mews, Hayes. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The room is filled with natural light, creating a bright and airy atmosphere.

The flat features a spacious bedroom, designed to be a peaceful retreat. It offers ample space for furnishings and personal touches, ensuring a comfortable living experience. The bathroom is well-appointed, providing all the necessary amenities for your daily routines.

Situated in Hayes, this property benefits from excellent transport links, making it easy to commute to central London and beyond. The surrounding area boasts a variety of local shops, cafes, and parks, providing a vibrant community atmosphere.

This flat in Copthorne Mews is an excellent opportunity for those looking to embrace a convenient lifestyle in a welcoming neighbourhood. Do not miss the chance to make this lovely flat your new home.








## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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