



Laurina Apartments, Hayes, UB3 4FS

963 SQ.FT STYLISH & SPACIOUS CONTEMPORARY DESIGNED 2 DOUBLE BEDROOM / 2 BATHROOM 2ND FLOOR FLAT SET WITHIN THIS ICONIC RE-GENERATED FORMER 'NESTLES' BUILDING JUST A FEW HUNDRED YARDS FROM HAYES & HARLINGTON ELIZABETH LINE STATION (PADDINGTON WITHIN 20 MINUTES).

Hayes Village is a modern, sleek development, built by Barratt Homes in 2020 with the A312/A40 dual carriageway links just a short drive away providing access to the M4/M25 and Heathrow Airport.

This impressive and spacious apartment provides excellent modern living with carpeted communal halls, video entry phone system and a lift service to all floors. This 'ultramodern' designed property has a 994 year lease with the accommodation providing a long inner hall with 2 walk-in storage cupboards and doors to all rooms to include a 25ft open plan lounge (12' walk-on balcony with space for table and chairs) and fitted kitchen to include appliances, 2 generous sized double bedrooms (master has en-suite shower and toilet) and a modern bathroom. Outside has communal grounds and a residence private car park with 1 allocated space. There is also a residence Gymnasium (membership included) and an on-site café, nursery and health center.

Asking Price £459,950

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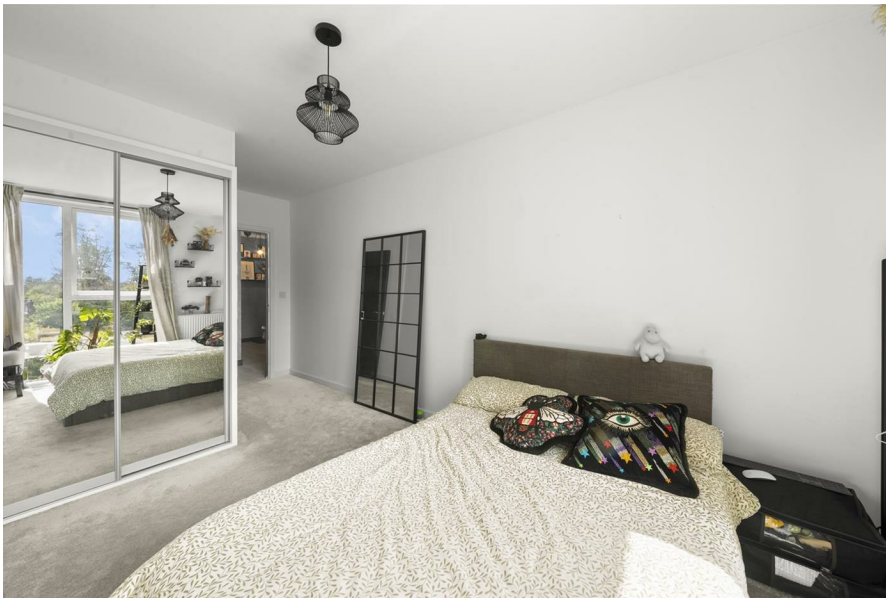
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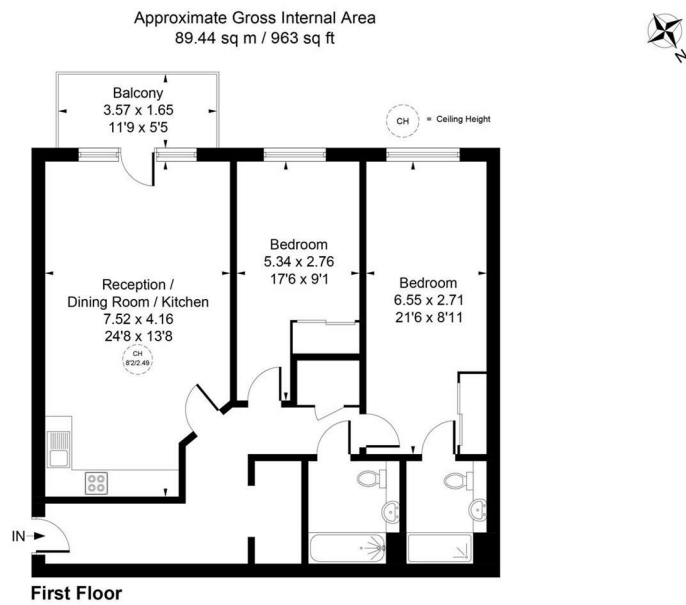
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>86</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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