



Kingswood Place, Hayes UB4 8RJ

£1,350

EPC Current Band: B

A luxurious ground floor 2 bed, 1 bath apartment set in this prestigious development which has set a new quality benchmark for contemporary homes in the area.

This well planned high specification accommodation comprises a German fitted kitchen with integrated Bosch appliances, built in breakfast bar with granite worktop, stunning bathroom suite, exceptional private garden with patio and communal roof terraces with far reaching views.

The property benefits 2 double bedrooms with fitted wardrobes, sizable hallway/study space, underfloor central heating, Karndean hard flooring, fitted window blinds and one allocated parking space with charging point nearby.

In our opinion this is the most luxuriously appointed new development in the area therefore essential viewing. Suitable for a professional couple or small family.

COUNCIL TAX: Band D (approx £1,460 per annum)

HOLDING RETAINER (equivalent to one weeks rental) £310

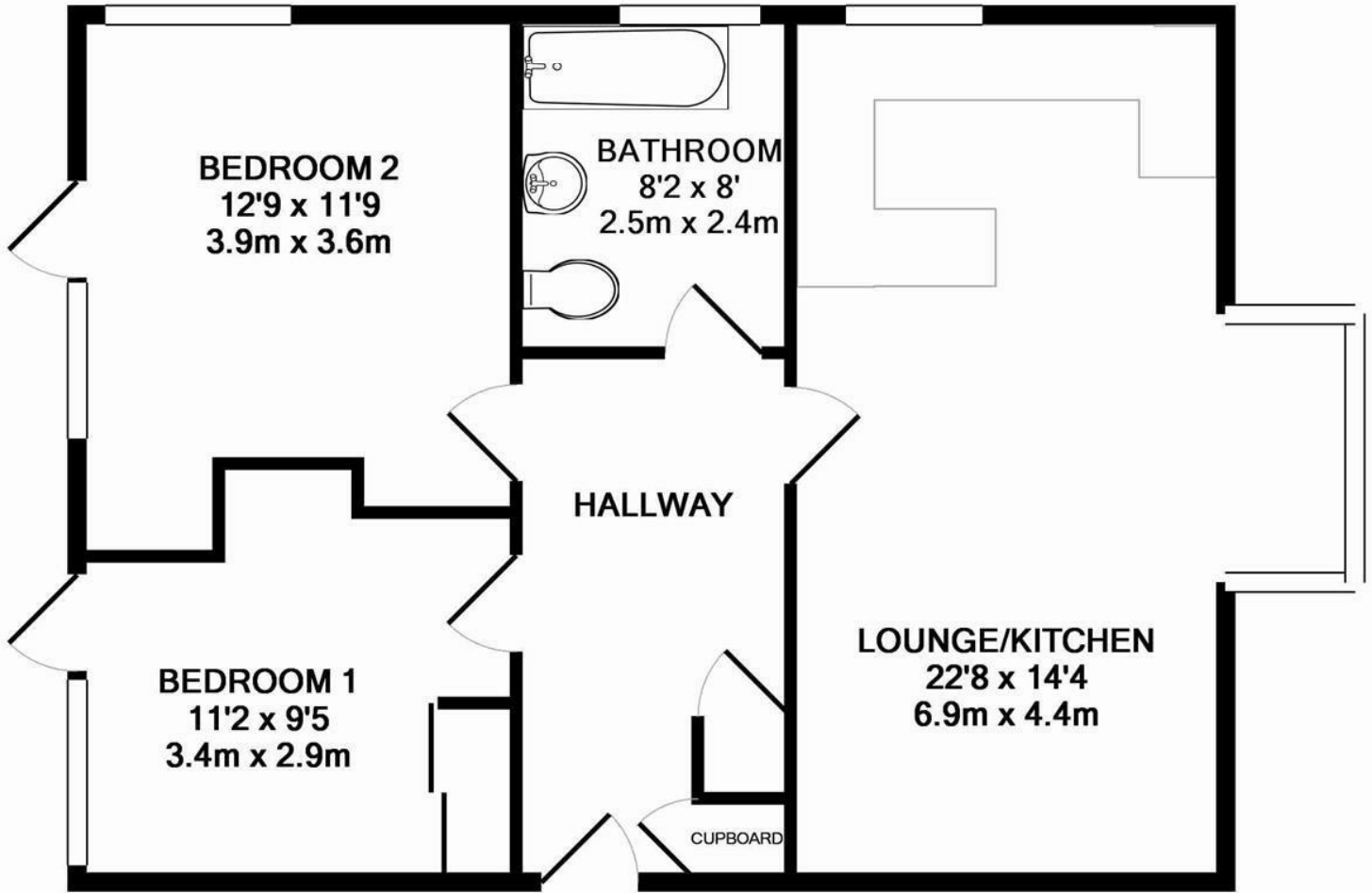
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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		89	89
(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	

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