

1 Bed Flat In Abbotswood Way , Hayes, UB3 3PF

£255,000





SHORT DESCRIPTION

Property Ref: 12791 Welcome to this serene one-bedroom flat, nestled on the ground floor and secured with a lengthy 261-year lease, ensuring long-term comfort and peace of mind. ****Interior Layout:**** The journey inside begins with a warm and inviting lounge, perfect for relaxation. Moving through, the corridor opens up to reveal substantial storage space, optimizing organization and practicality. Further along, a well-appointed bathroom serves your daily needs, leading to a spacious kitchen that's a haven for culinary enthusiasts. The layout gracefully concludes with a tranquil bedroom, designed for restorative rest. ****Exterior and Features:**** Outside, the inclusion of a dedicated parking space adds a layer of convenience to this charming property. The quiet surroundings, filled with the gentle melody of birdsong, create an idyllic atmosphere. Residents also enjoy access to communal gardens, offering a slice of nature and a space for leisure. An efficient ventilation system ensures a refreshing and healthy living environment within this inviting home. Reception Room 12'4" x 12'6" (3.76m x 3.81m) Kitchen 7'1" x 13'2" (2.16m x 4.01m) Bedroom 8'5" x 13'2" (2.57m x 4.01m)....



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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