

99Home Ltd.

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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)....







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

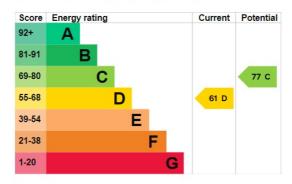
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Energy rating and score

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

See how to improve this property's energy efficiency.



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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