

Call 020 8813 5050 till 10pm everyday

**KARWOOD**



## HAYES

**£259,950 Leasehold**

ITS GOT YOUR NAME ON IT

Karwood are sure you will not want to miss out on this two bedroom purpose built apartment located close to shops and transport links. Having been a comfortable home for many years for the current owner and then an ideal investment it is one of those properties that will tick both boxes. So if you are on the lookout for your first home or are in the market to start or add to your property portfolio then this apartment is sure to be ideal.

Ref: KPL1000207

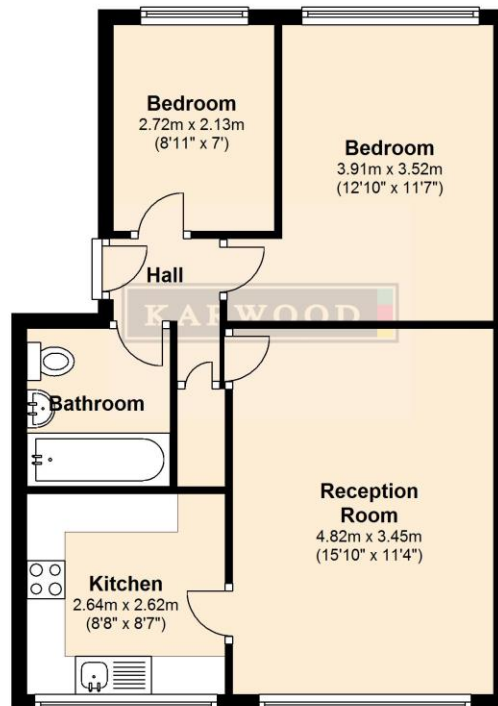
### Features

- Apartment
- Two Bedrooms
- Fitted kitchen
- Bathroom
- Security intercom system
- Resident Parking
- Purpose Built
- Ideal Location



## First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)

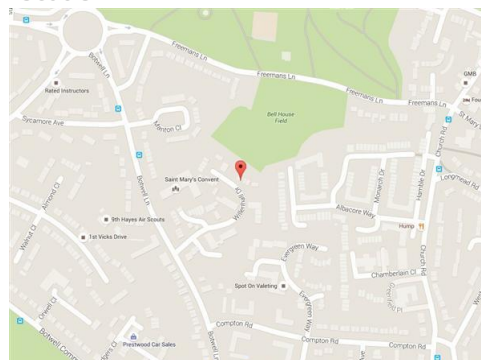


Total area: approx. 49.8 sq. metres (535.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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.

Plan produced using PlanUp.

## Location



Energy Efficiency Rating	
Current	Potential
	81
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	71
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>	