



## North Hayes

**£279,950 Leasehold**

### Delightful Start

If you are looking for a place of your own but want something that is a little special but also ready to move in to, then you may be in luck. This ground floor two bedroom apartment has been finished to a good standard and offers a contemporary style with a cosy feel. Located close to local shops, transport links it also offers a communal garden and private resident parking with a secure and safe location.

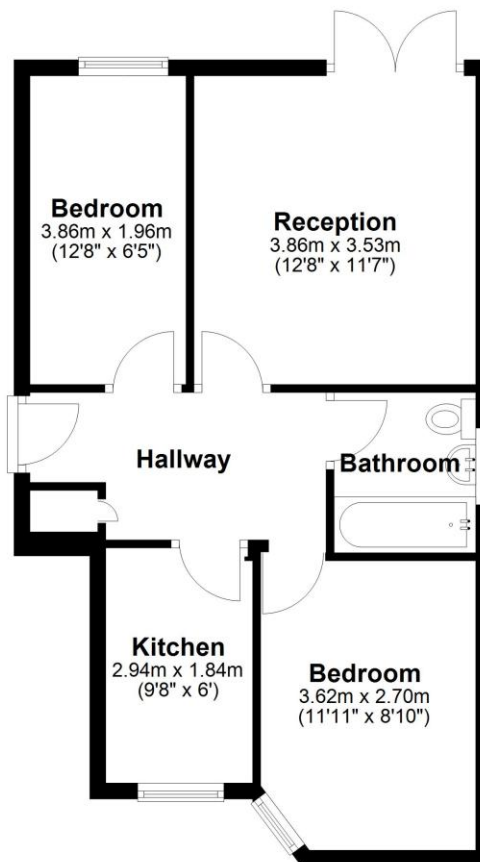
Ref: KARS000634

### Features

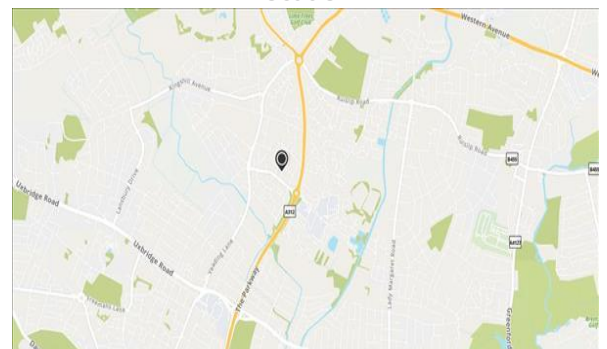
- Ground Floor
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Bathroom
- Communal gardens
- Resident Parking
- Good Condition



## Ground Floor



## Location



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

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