

315 Vicarage Farm Road,
Hounslow, TW5 0DR

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**Flat 7 Vicarage Farm Court, Vicarage Farm
Road, Hounslow, Greater London, TW5
0DR**

£275,000 Leasehold

- Retirement Property Over 55's Only
- Two Bedroom Terraced House For Sale
- Situated in a Quiet Residential Development
- Large Reception Room with Separate Kitchen
- Two Bedrooms
- One Shower Suite
- Parking Available For One Car with Ample On Street Parking
- Garden Access Available





Blue Estate Agents bring to market, a two bedroom retirement property, situated in a quiet residential area and within easy reach of local amenities and many transport links. This terraced property boasts, two bedrooms, a newly renovated shower suite, a large lounge leading on to a well presented kitchen. Further benefits include, private parking (Permit Provided), communal rear garden and a secure Chubb safety alarm system. The property is available for Over 55's Only. For further information, or to book a viewing, please contact a dedicated member at Blue Estate Agents.

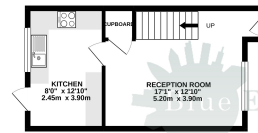
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | 84 |
| (69 to 80) | C | | |
| (55 to 68) | D | 65 | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |

Lease Information:

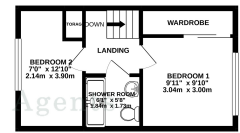
125 Years from 1st July 1991

Service Charge: £341.00 Per Quarter (£1364.00 per annum)

GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



Reception Room

5.2m x 3.9m (17' 1" x 12' 10")

Kitchen

2.45m x 3.9m (8' 0" x 12' 10")

Bedroom One

3.04m x 3.00m (10' 0" x 9' 10")

Bedroom Two

2.14m x 3.90m (7' 0" x 12' 10")

Shower Room

1.84m x 1.73m (6' 0" x 5' 8")

Communal Garden

(not measured)

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.

TOTAL FLOOR AREA - 594 sq.ft. (55.2 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, contents and other particulars are not guaranteed to be accurate. The purchaser should verify the accuracy of the floorplan and other particulars before entering into any purchase agreement. The purchaser should also verify the accuracy of the floorplan and other particulars before entering into any purchase agreement. The purchaser should also verify the accuracy of the floorplan and other particulars before entering into any purchase agreement.