



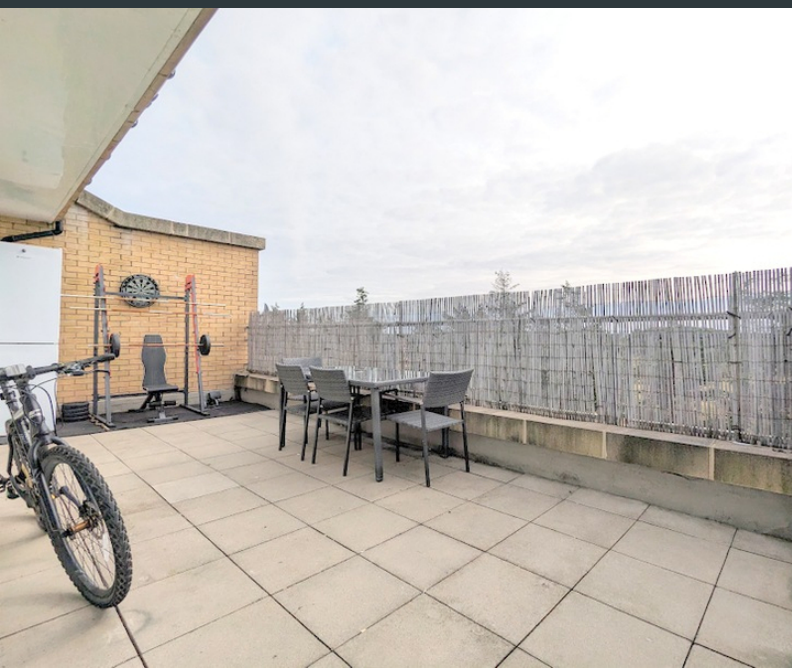
59 Wooldridge Close, Feltham. TW14 8BF

- Entrance Hall
- Spacious Lounge/ Diner
- Open Plan Kitchen
- Two Double Bedrooms
- Family Bathroom + En-Suite
- Two Large Balconies
- 138 Year Lease
- Lift Access
- Penthouse Apartment
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A rare opportunity to acquire one of only a handful penthouse apartments in the highly sought after Wooldridge Close. Offered to the market with two large dual facing balconies, underground allocated parking space and no onward chain. This property is a must see!



ROOM DESCRIPTIONS

Entrance Hall

Front aspect wooden fire door, two built in storage cupboards which also include the hot water cylinder, carpeted flooring and wall mounted electric radiator.

Kitchen

Rear aspect double glazed sliding doors to balcony. A range of eye and base level units with integrated fridge/ freezer, dishwasher, washing machine, drainage sink, oven, electric hob, kitchen extractor and tiled flooring/ splash back.

Lounge/ Diner

Rear aspect double glazed sliding doors to balcony, carpeted flooring and wall mounted electric radiator.

Bedroom One

Front aspect double glazed sliding doors to balcony, carpeted flooring and wall mounted electric radiator.

En-Suite

Shower, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor and walls.

Bedroom Two

Front aspect double glazed sliding doors to balcony, carpeted flooring and wall mounted electric radiator.

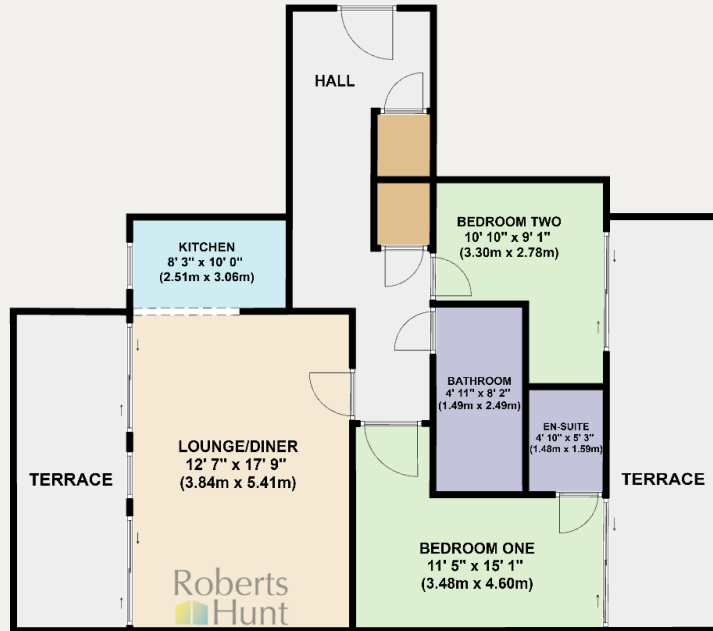
Bathroom

Shower, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor and walls.

Tenure

We have been advised there is approximately 138 years lease remaining, a ground rent of £400 per annum paid in two, 6monthly instalments and a service charge of £235 per calendar month which is due to decrease in March. We recommend this information be confirmed with your solicitor prior to exchange.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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