

FOR SALE

£200,000 Leasehold



98 Sandalwood Road, Feltham, Greater London. TW13 7BB

- Security Entry Phone System
- Two Double Bedrooms
- Entrance Hall
- Lounge / Diner
- Double Glazing
- Gas Central Heating
- Bathroom
- Separate WC



PROPERTY DESCRIPTION

*****NON STANDARD CONSTRUCTION***** A SPACIOUS SPLIT-LEVEL SECOND/THIRD FLOOR TWO DOUBLE BEDROOM FLAT, IDEALLY LOCATED JUST A SHORT WALK FROM THE HIGH STREET AND TRAIN STATION. OFFERED WITH A LONG LEASE AND TENANT IN SITU. A GREAT FIRST TIME INVESTMENT OPPORTUNITY WITH A STRONG RENTAL YIELD.



ROOM DESCRIPTIONS

ENTRANCE

Second floor stairway accessed apartment through entry phone system.

LOUNGE/DINER

6.9m x 4.5m (22' 8" x 14' 9") Spacious and brightly lit lounge area - Separate eating space to the entertainment area with stairs to first floor.

KITCHEN

3.06m x 4.59m (10' 0" x 15' 1") Range of storage spaces at eye level and below countertop, along with room for a washing machine. Additional storage cupboard under staircase.

BATHROOM

1.5m x 1.9m (4' 11" x 6' 3") Bath tub with additional showerhead, pedestal sink, mirrored storage cupboard with laminate flooring.

SEPARATE WC

0.8m x 1.5m (2' 7" x 4' 11") Separate toilet area with laminate flooring.

BEDROOM 1

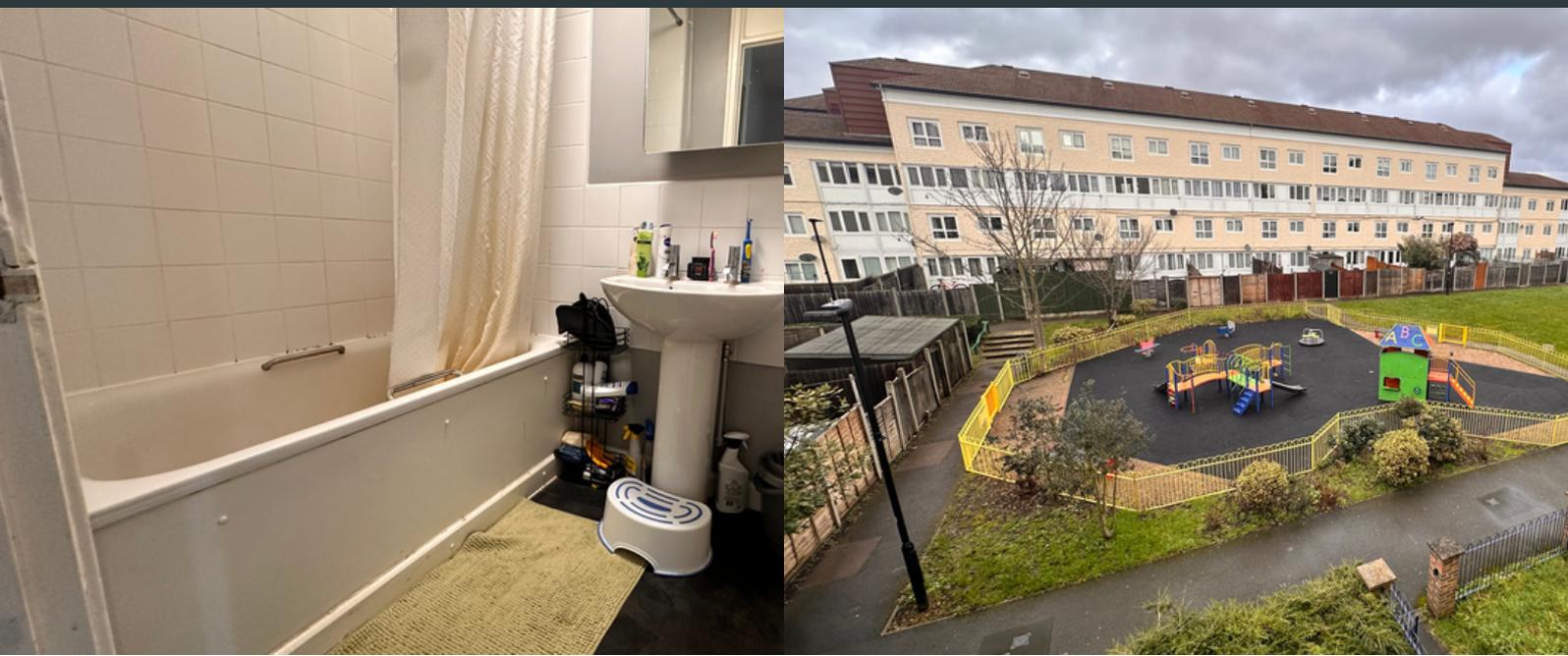
3.6m x 4.6m (11' 10" x 15' 1") Spacious carpeted bedroom with front facing double glazed windows and a mounted radiator.

BEDROOM 2

2.7m x 4.57m (8' 10" x 15' 0") Carpeted double bedroom space, rear double glazed windows and wall mounted radiator.

TENURE

We have been advised by our client that there is 118 years remaining on the lease, with a monthly service charge of £2815 per annum to include hot water and heating. We recommend you confirm this with your legal advisors at the earliest opportunity.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(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 	