

FOR SALE

£220,000 Leasehold



11 Grafton Court, Feltham, Greater London. TW14 8SL

- Entrance Hall
- Lounge/ Dining Room
- Modern Kitchen
- Large Bedroom with Wardrobes
- Bathroom
- Combi Boiler
- Double Glazing
- 90 Year Lease
- Allocated Parking Space
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and well presented first floor maisonette with allocated parking and modern finish. Conveniently located in a popular residential cul-de-sac just a short distance from Bedfont High Street and Bedfont Lakes as well as connections to Hatton Cross Underground Station and Feltham Mainline Station. Contact our office now to avoid missing out.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door and laminate flooring. Stairs to first floor landing with built in storage cupboard, loft hatch and front aspect circular double glazed porthole window.

Living Room

3.09m x 3.98m (10' 2" x 13' 1") Front and rear aspect double glazed windows, laminate flooring and wall mounted radiator. Ample space for lounge and dining furniture.

Kitchen

1.63m x 2.98m (5' 4" x 9' 9") Rear aspect double glazed window, a range of eye and base level units with integrated drainage sink, oven, gas hob, extractor fan and space for fridge/ freezer and washing machine. Tiled floor, splash backs and wall mounted radiator.

Bedroom

3.97m x 3.01m (13' 0" x 9' 11") Rear aspect double glazed window, laminate flooring, wall mounted radiator and built in wardrobe over stairs.

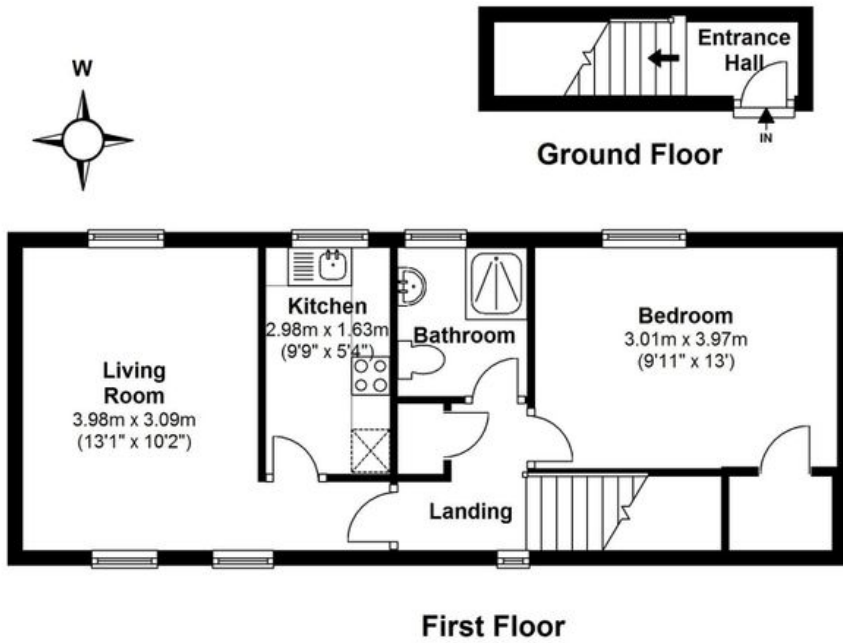
Bathroom

Rear aspect double glazed window with frosted glass, roll top bath with shower attachment and glass screen, low level WC, pedestal wash basin and mirrored wall. Tiled floor and walls.

Tenure

We have been advised there is approximately 90 years remaining on the lease with a monthly charge of £61.53 which includes ground rent, service charge and building insurance. We recommend you confirm this information with your solicitor prior to exchange.





Gross Floor area approx. = 481 Sq.Feet (44.65 sq.metres)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(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	