

FOR SALE

£137,500 Leasehold



# Buddleia House, Tilley Road, Feltham, Greater London. TW13 4GH

- Entry phone system
- Communal Entrance Hall
- Inner Hall
- Lounge/Dining Room
- Fitted Kitchen
- 2 Good Size Bedrooms
- Modern Bathroom
- Double Glazing
- Electric Heating
- RECOMMENDED



## PROPERTY DESCRIPTION

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RARELY AVAILABLE - A 50% SHARED OWNERSHIP FIRST FLOOR APARTMENT IN BUDDLEIA HOUSE ON TILLEY ROAD IN CENTRAL FELTHAM, WITH LIFT ACCESS. THE PROPERTY OFFERS BRIGHT, WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, WITH A SPACIOUS OPEN-PLAN LIVING/DINING AREA AND A JULIETTE BALCONY, SEPARATE RE-FITTED MODERN KITCHEN AREA. THE PROPERTY IS CONVENIENTLY LOCATED JUST MOMENTS FROM ASDA AND OTHER SHOPS AND WALKING DISTANCE OF MAINLINE STATION WITH EXCELLENT TRANSPORT LINKS. UNUSUALLY OFFERED WITH AN ALLOCATED PARKING SPACE. IDEAL FIRST TIME PURCHASE. EARLY VIEWING RECOMMENDED



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

1.7m x 3.1m (5' 7" x 10' 2") Approached via front door within communal entrance hall, entry-phone system, airing cupboard housing hot water tank, further storage cupboard, wall mounted panel heater, doors to all rooms.

### LOUNGE/DINER/KITCHEN

3.38m x 6.82m (11' 1" x 22' 5") The lounge is a good size with double glazed patio doors with Juliette balcony, laminate wood effect flooring, wall mounted panel heater, breakfast bar divider to KITCHEN AREA: Fitted in a matching range of modern units comprising single drainer sink unit, base cupboard and drawers with wall mounted cupboards over, tiled splashbacks, built in electric oven, recess and plumbing for washing machine, space for upright fridge/freezer, two double glazed windows.

### BEDROOM 1

3.74m x 2.42m (12' 3" x 7' 11") Double glazed window, laminate wood effect flooring, double glazed window, wall mounted panel electric heater.

### BEDROOM 2

4.8m x 2.6m (15' 9" x 8' 6") Double glazed window, laminate wood effect flooring, wall mounted panel heater.

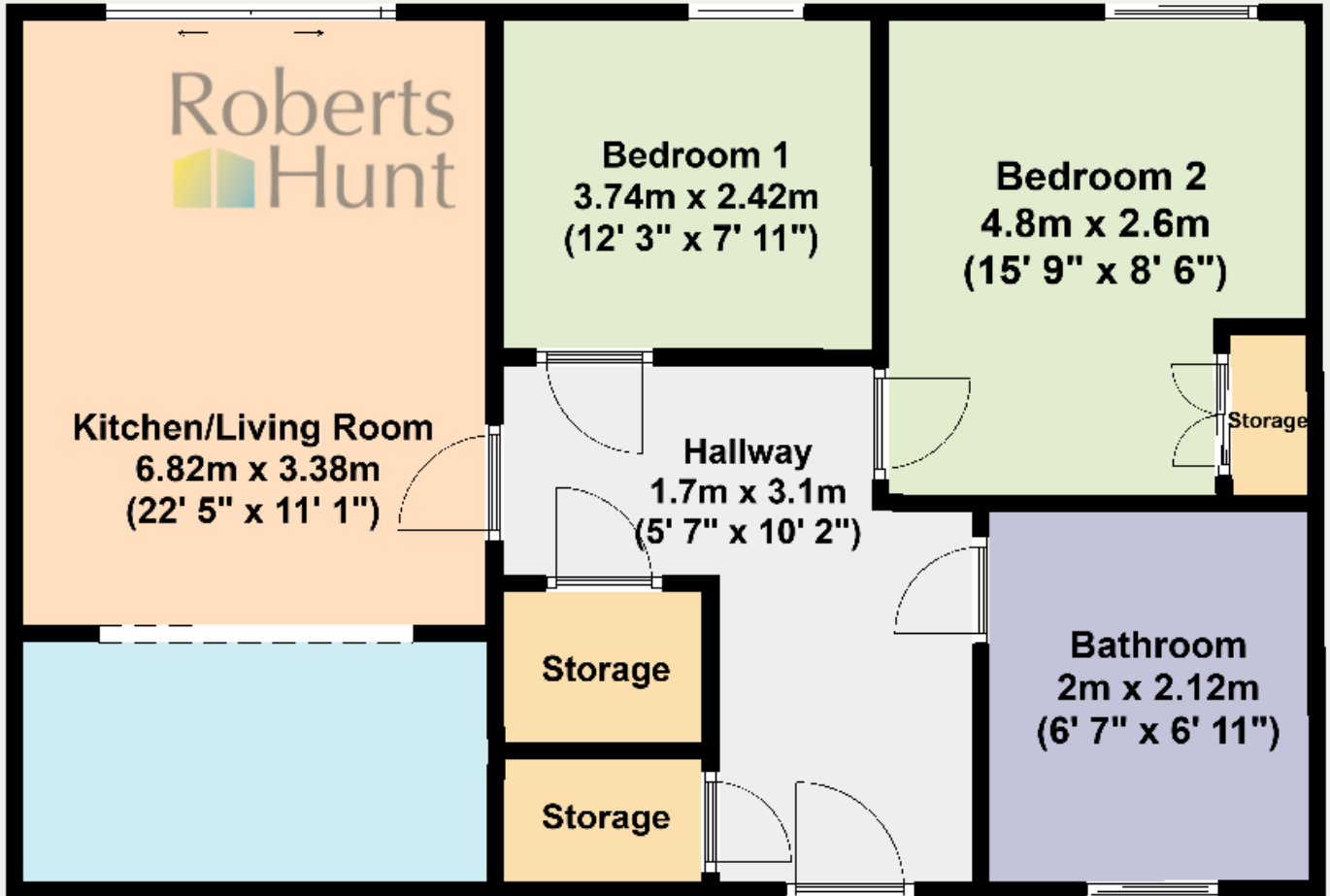
### BATHROOM


2.0m x 2.12m (6' 7" x 6' 11") A modern white suite contemporary panel enclosed shower bath with independent shower over, wash hand basin set in vanity unit with mixer tap and adjacent unit with low level w.c, fully tiled walls and floor, extractor fan, heated electric towel rail, two double glazed windows.

### TENURE

We have been advised by our client that there is 108 years unexpired on the lease. The ground rent is to be advised and service charge is £196 per month. Furthermore, we understand the rent payable on the remaining 50% share is £417.31 per month. However, we do recommend you verify this information with your legal advisors at your earliest opportunity.





| Energy Efficiency Rating                    |          | Current  | Potential |
|---|----------|--|-----------|
| Very energy efficient - lower running costs |          |  |           |
| (92+)                                       | <b>A</b> |  |           |
| (81-91)                                     | <b>B</b> |  |           |
| (69-80)                                     | <b>C</b> | <b>81</b>  | <b>83</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 |          |  |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC  |           |

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