



# 12 Vicarage Court, Hatton Road, Feltham, Greater London. TW14 8JS

- Entrance Hall
- Lounge/ Diner
- Separate Kitchen
- Two Double Bedrooms
- Bathroom
- Share of Freehold
- 933 Year Lease
- No Onward Chain
- Parking for One Car
- Highly Recommended

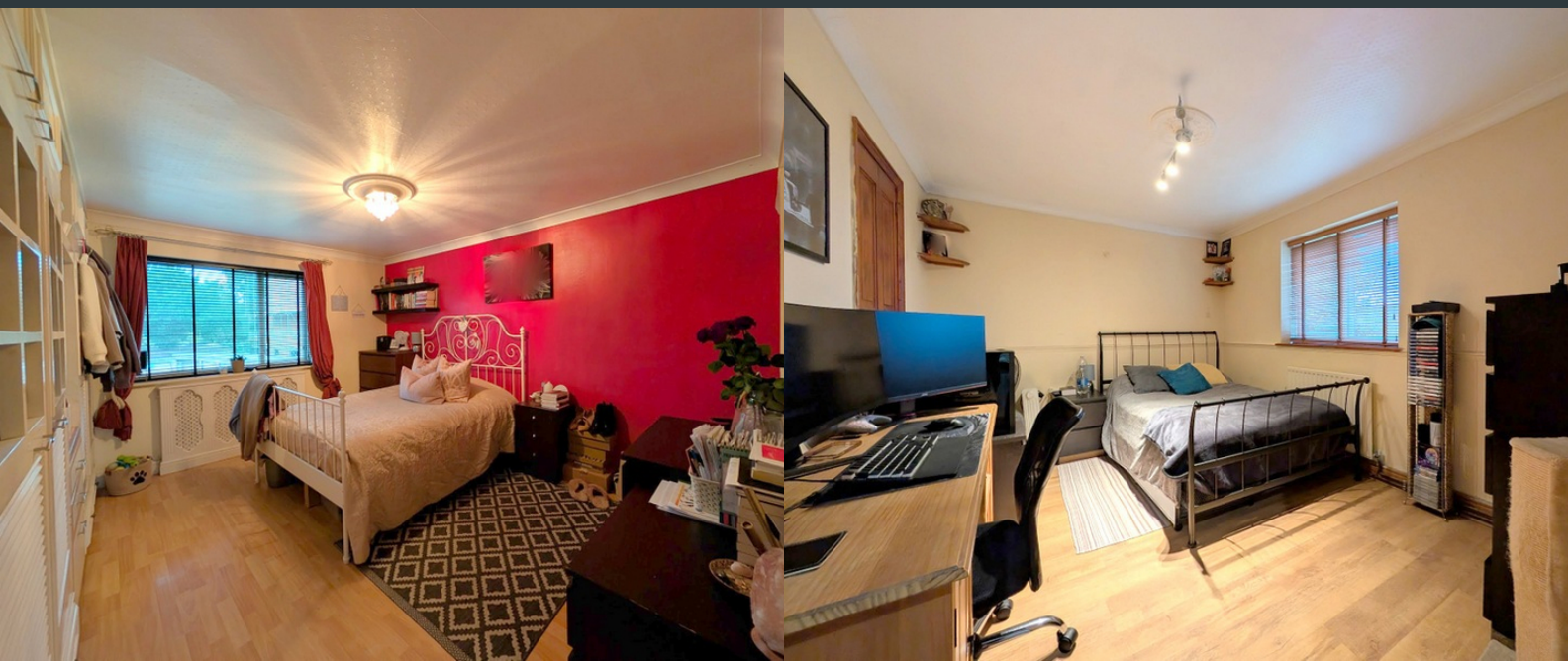




## PROPERTY DESCRIPTION

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A spacious and conveniently located first floor maisonette tucked away in a popular and quiet cul-de-sac just off Bedford Green with access to local bus routes, high street and Hatton Cross Underground Station connecting to Heathrow Airport. Offered to the market with no onward chain, over 900 year lease and share of freehold. Contact our office now for more information.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a side aspect UPVC door with frosted glass, carpeted flooring and stairs leading to landing with built in storage cupboard, loft hatch and doors to all rooms.

### Living Room

4.45m x 4.85m (14' 7" x 15' 11") Front aspect double glazed window, laminate flooring, wall mounted radiator and built in fireplace.

### Kitchen

4.32m x 3.20m (14' 2" x 10' 6") Rear aspect double glazed windows, a range of eye and base level units with integrated drainage sink, oven, hob and extractor fan, with space for white goods.

### Bedroom One

4.10m x 3.80m (13' 5" x 12' 6") Front aspect double glazed windows, wall length fitted wardrobes, built in over stair cupboard, laminate flooring and wall mounted radiator.

### Bedroom Two

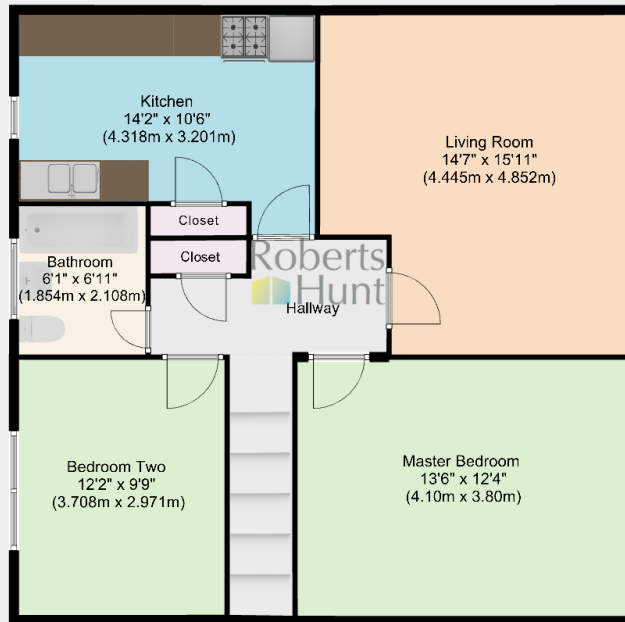
3.71m x 2.97m (12' 2" x 9' 9") Rear aspect double glazed window, built in over stair cupboard, laminate flooring and wall mounted radiator.

### Tenure

We have been advised there is approximately 933 years lease remaining and a share of the freehold. There is also a monthly maintenance charge of £30 for the upkeep of communal areas and building insurance. There is also a ground rent of £10.50 per annum. We recommend this information is confirmed with a solicitor prior to exchange.



# FLOORPLAN



Feltham

343, Bedfont Lane, Feltham, TW14 9SD

02088937618

info@robertshunt.co.uk