

# Stourton Avenue, Feltham, Greater London. TW13 6LD

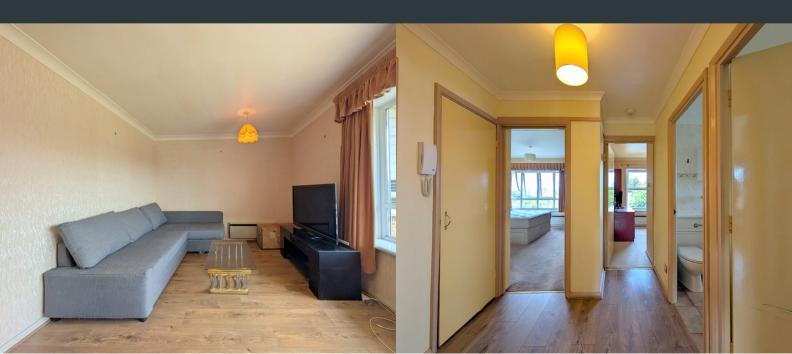
- Entrance Hall
- Spacious Lounge/ Diner
- Separate Kitchen
- Two Double Bedrooms
- Large Bathroom

- Allocated Parking Space
- 161 Year Lease
- Peppercorn Ground Rent
- Double Glazing
- No Onward Chain



#### **PROPERTY DESCRIPTION**

A spacious and conveniently located second floor apartment with long lease, allocated parking space and no onward chain. Situated on the border of Lower Feltham and Hampton and just a short distance from local amenities and public transport links. Contact our office now for more information.



# **Entrance Hall**

Approached via a side aspect entrance door, laminate flooring, built in storage cupboard housing meter and doors to all rooms.

# Lounge/ Diner

4.64m x 4.30m (15' 3" x 14' 1") L shaped, front aspect double glazed windows, laminate flooring, wall mounted electric storage heater and ample space for lounge and dining room furniture.

#### Kitchen

2.66m x 2.13m (8' 9" x 7' 0") Side aspect double glazed windows, a range of eye and base level units with integrated 1.5 bowl drainage sink, kitchen extractor fan and space for fridge/ freezer, washing machine and oven. Tiled splash backs and vinyl flooring.

### **Bedroom One**

3.55m x 3.52m (11' 8" x 11' 7") Rear aspect double glazed windows, floor to ceiling fitted wardrobes and dressing table, carpeted flooring and wall mounted electric storage heater.

# **Bedroom Two**

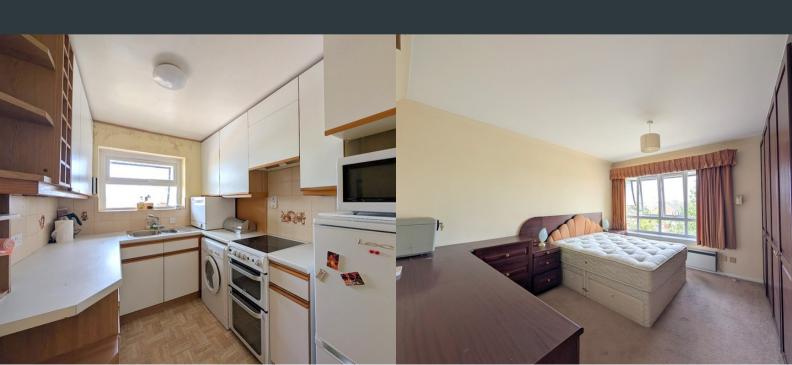
3.52m x 3.08m (11' 7" x 10' 1") Rear aspect double glazed windows, built in wardrobes, carpeted flooring and wall mounted electric storage heater.

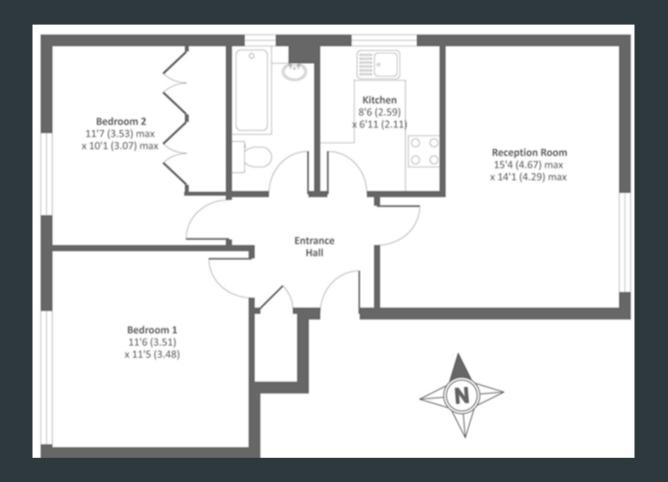
# **Parking**

Allocated parking space located at the rear of the building. There is also free parking located on the street.

#### Tenure

We have been advised there is approximately 161 years lease remaining with a peppercorn ground rent and an annual service charge of approximately £1770 which includes buildings insurance. We recommend this information be confirmed with your solicitor prior to exchange.





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