

FOR SALE

£244,950 £244,950 To be Advised



9 Bennett Close, Hounslow. TW4 5AE

- Entrance Hall with Intercom System
- Spacious Lounge/ Diner
- Stylish Kitchen Installed 2022
- Large Bedroom
- Modern Bathroom
- Corner Balcony
- Built in Storage and Loft Space
- Modern Heating System Replaced in 2017
- Allocated Parking
- Recently Refurbished



PROPERTY DESCRIPTION

A RARELY AVAILABLE AND BEAUTIFULLY FINISHED TOP FLOOR APARTMENT LOCATED A SHORT DISTANCE FROM LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. REFURBISHED IN 2017 AND STRONGLY RECOMMENDED FOR AN INTERNAL VIEWING. Contact our office on 02088937618 for more information.



ROOM DESCRIPTIONS

ENTRANCE HALL

Entered through a wooden front door, coat and shoe storage space located next to entrance, intercom system to main entrance and doors to all rooms. White wood effect laminate flooring, built in storage cupboards, loft hatch to attic with pull down ladder and light.

LOUNGE/ DINER

Front aspect double glazed sliding doors to balcony and side aspect double glazed frosted window allowing plenty of light into the room throughout the day. White wood effect laminate flooring, modern wall mounted heated system and ample space allowing for a nice divide between living and dining areas.

KITCHEN

Side aspect double glazed, dual opening windows, a stylish range of eye and base level kitchen units with integrated, hob, oven, extractor fan, washing machine and sink basin with mixer tap and drainage board. Space also available for fridge/ freezer. Tile effect vinyl flooring and part tiled splash backs.

BEDROOM

Front aspect double glazed, dual opening windows, white wood effect laminate flooring, modern wall mounted heater, space for large double bed and wardrobe.

BATHROOM

Newly redecorated and incorporating a modern three piece bathroom suite comprising of a wall length walk in rainfall shower with glass shower screen, large ceramic sink basin with mixer tap and vanity unit connecting to low level WC. Bathroom also includes under floor heating, a wall mounted heated towel rail, extractor fan, wall mounted mirror and tiled flooring.

BALCONY

An L shaped balcony with wooden decking and canopy.

TENURE

We have been advised there is approximately 133 years remaining on the lease. The property has a £135.00 per annum ground rent and £1100.00 per annum service charge. Both to be paid in six monthly instalments. We advise this information be confirmed by your legal advisor at your earliest convenience.





TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	82
(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	