

REDUCED

£208,000 Leasehold



## Kilross Road, Feltham, Greater London. TW14 8SA

- Entrance Hall
- Spacious Lounge
- Separate Kitchen
- Large Double Bedroom
- Modern Bathroom
- Combi Boiler
- Double Glazing
- Allocated Parking Space
- 90 Year Lease
- Highly Recommended





## PROPERTY DESCRIPTION

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A spacious and well presented ground floor maisonette with allocated, conveniently located in a popular residential road with easy access to local high street, public transport links and convenient footpath to Bedfont Lakes. The property has a lease of approximately 90 years and is expected to be highly sought after. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect UPVC door, laminate flooring, large built in storage cupboard and doors to all rooms.

### Living Room

4.78m x 4.03m (15' 8" x 13' 3") Dual front and rear aspect double glazed windows, laminate flooring, wall mounted radiator and space for lounge and dining furniture.

### Kitchen

3.04m x 1.62m (10' 0" x 5' 4") Rear aspect double glazed windows, a modern range of eye and base level units with integrated combi boiler, drainage sink, oven, electric hob and extractor fan with space for fridge/ freezer and washing machine. Tiled floor, splash backs and rear aspect double glazed windows.

### Bedroom

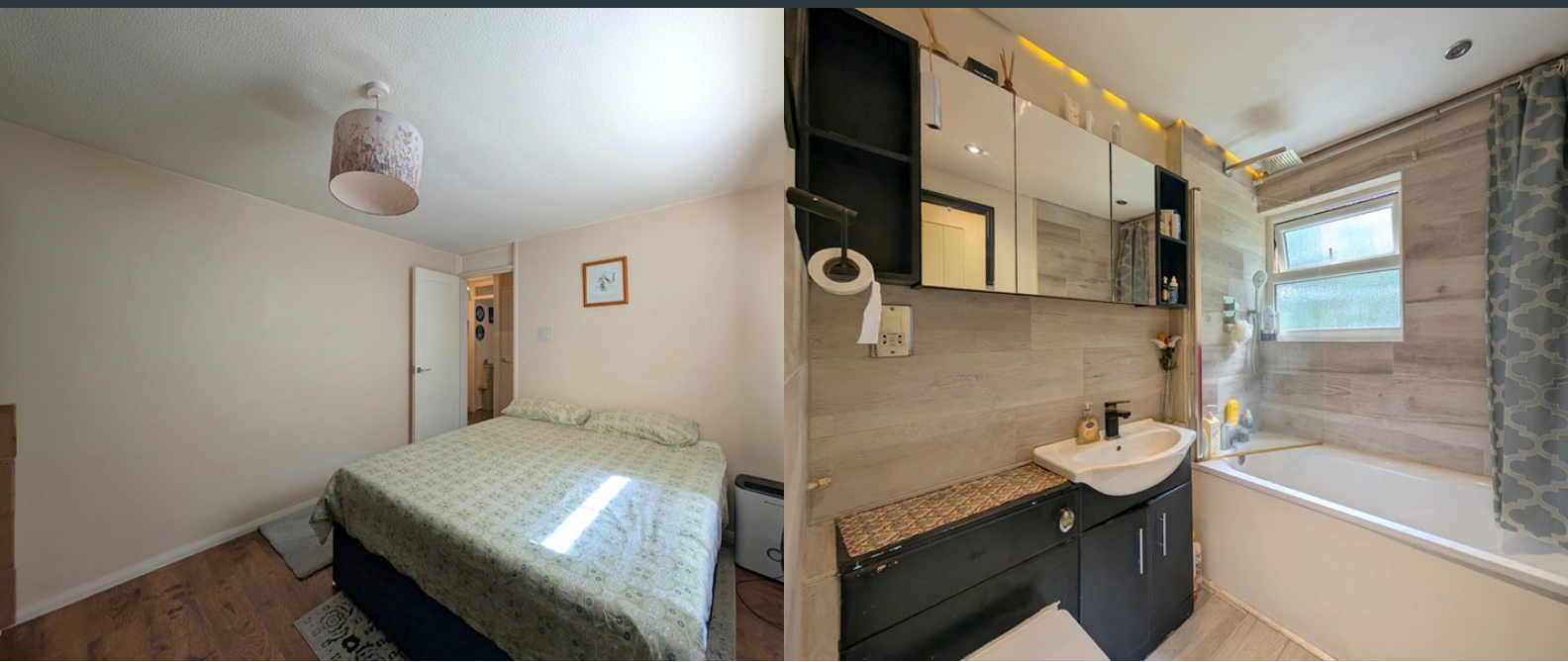
3.94m x 2.80m (12' 11" x 9' 2") Rear aspect double glazed windows, laminate flooring, wall mounted radiator and space for wall length wardrobe and king sized bed.

### Bathroom

Rear aspect double glazed window with frosted glass, bath tub with rainfall shower attachment and glass screen, low level WC and sink basin. Heated towel rail, extractor fan, tiled floor and walls.

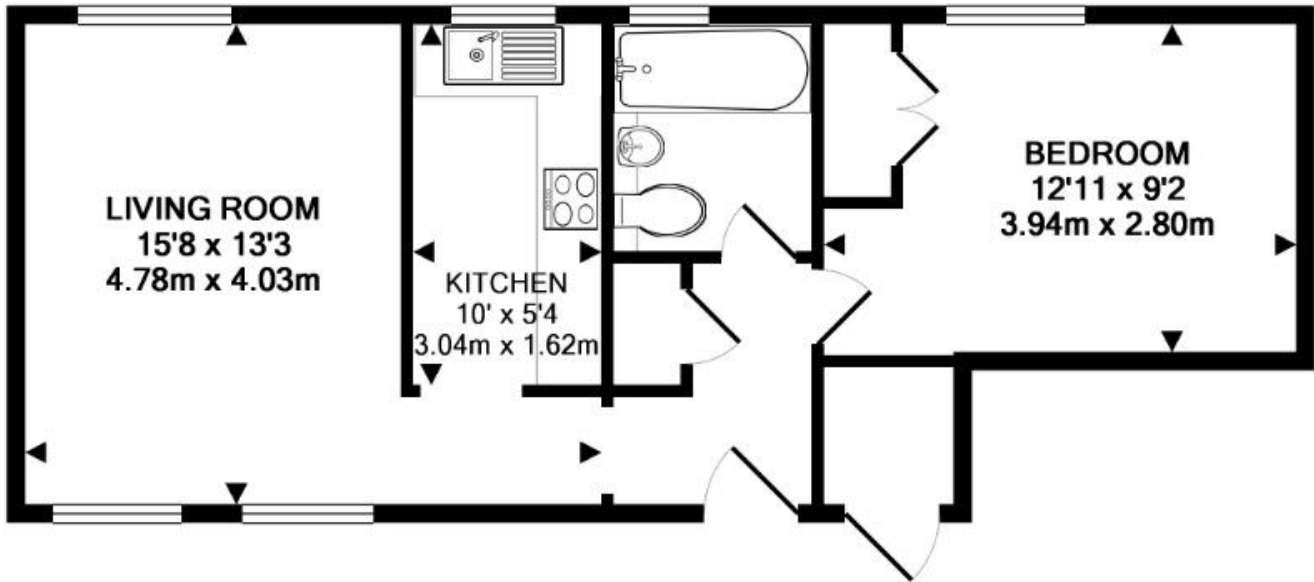
### Tenure

We have been advised there is approximately 90 years lease remaining, service charge of £36 per month and a ground rent of £8 per month. Information should be confirmed with your solicitor prior to exchange.





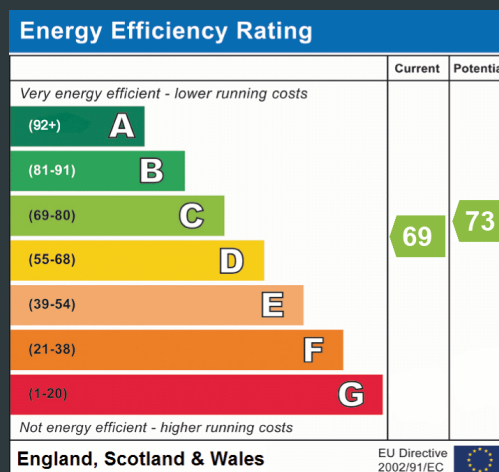
# FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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