



**Trinity Square**  
**Staines Road**  
**Hounslow**  
**Greater London**  
**TW3 3GE**

**Offers in Excess of £156,000**

**bettermove**

# Staines Road

## Hounslow

Bettermove are proud to present this Studio Flat in Hounslow, available with no forward chain.

The property benefits from double glazing and electric heating throughout. The council tax band is B.

This is a leasehold property with 942 years remaining on the lease; the ground rent is £350 per annum and the service charge is £4,727.22 per annum .

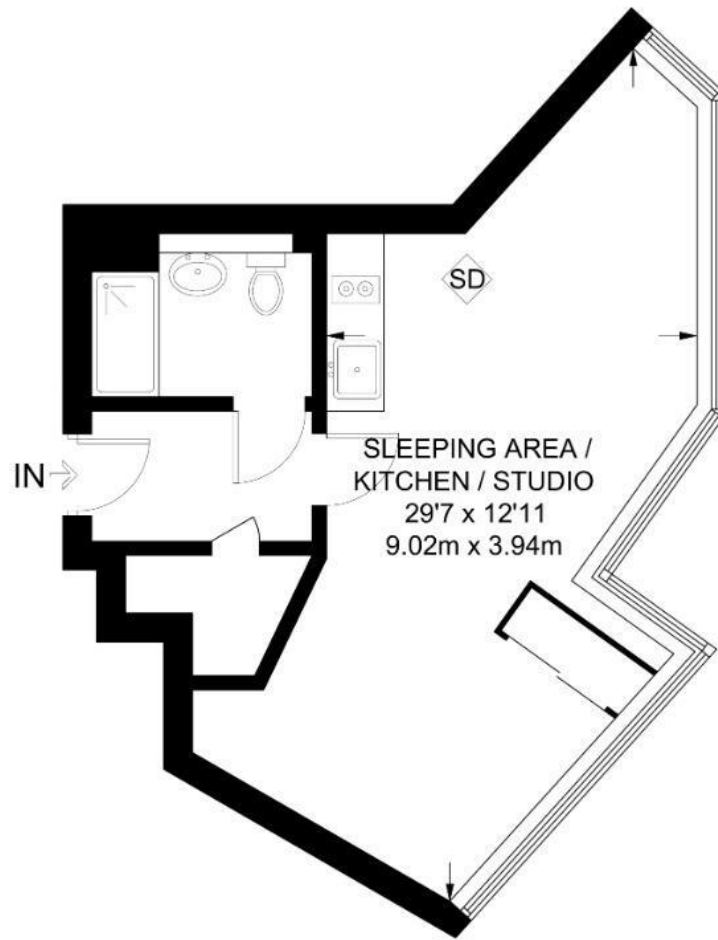
The interior of this well presented property comprises the spacious and open plan living/sleeping and kitchen area, tiled shower room with WC on the Third Floor of the building.

Located in the popular residential area of Hounslow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Feltham Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



APPROXIMATE FLOOR AREA = 405 SQ FT / 37.6 SQ M  
INCLUDING LIMITED USE AREA (18 SQ FT / 1.7 SQ M)



THIRD FLOOR

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>77</b>	<b>77</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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