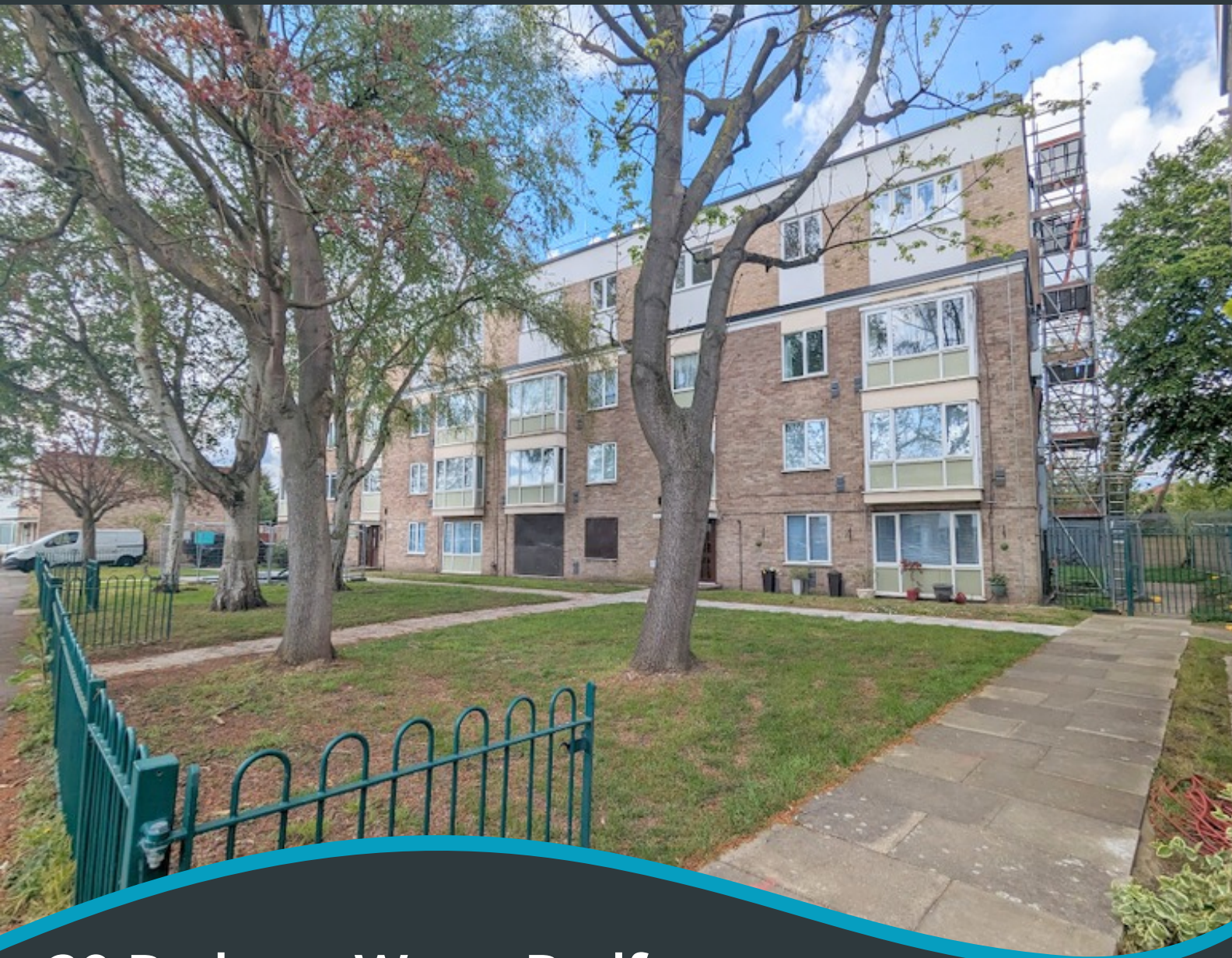


FOR SALE

£250,000 Leasehold



# 39 Bethany Waye, Bedfont. TW14 8HJ

- Entrance Hall
- Living/ Dining Room
- Large Kitchen
- Large Bathroom
- Two Double Bedrooms
- Communal Garden
- Private Shed
- Modern Combi Boiler
- No Onward Chain
- All Furniture Included



## PROPERTY DESCRIPTION

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A spacious and well presented 2nd floor apartment which has had all communal areas and door entry system recently refurbished. Offered to the market with no onward chain and conveniently located off Bedfont High Street, just a short distance from Feltham and Hatton Cross Mainline Station. The property is landlord compliant as has up to date EICR and Gas Safety certificated which are available upon request.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect wooden door, laminate flooring, wall mounted radiator and doors to all rooms.

### Lounge/ Dining Room

5.35m x 3.65m (17' 7" x 12' 0") Front aspect double glazed bay window, carpeted flooring and wall mounted radiator.

### Kitchen

2.35m x 3.65m (7' 9" x 12' 0") Side aspect double glazed window, a range of eye and base level units with integrated oven, hob, extractor and integrated white goods including fridge/ freezer, recently installed washing machine and dishwasher.

### Principle Bedroom

3.68m x 3.75m (12' 1" x 12' 4") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bedroom Two

3.07m x 3.84m (10' 1" x 12' 7") Rear aspect double glazed windows, built in wardrobe, carpeted flooring and wall mounted radiator.

### Bathroom

Rear aspect double glazed window with frosted glass, roll top bath with shower attachment, separate shower, low level WC, pedestal wash basin and heated towel rail. Airing cupboard housing combi boiler.

### Tenure

We have been advised there is approximately 89 year lease remaining with a ground rent of £10 per annum and service charge of £829.56 per annum (£69.13 a month). We recommend this information is confirmed with your solicitor prior to exchange.



