

FOR SALE

£275,000 Leasehold



**47 Wooldridge Close,
Feltham, Greater London.
TW14 8BF**



PROPERTY DESCRIPTION

A spacious and beautifully presented apartment with one of the very few south facing Juliette balconies in the block providing plenty of sunlight and idyllic views over Bedfont Lakes recreational ground. Offered to the market with no onward chain, allocated parking space, lift access and a modern kitchen. An early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a wooden fire door, carpeted flooring, built in airing cupboard and cloak cupboard.

Lounge/ Diner

4.99m x 3.00m (16' 4" x 9' 10") Rear aspect double glazed Juliette balcony with tilt and turn door, carpeted flooring, two wall mounted electric radiators and entryway to;

Kitchen

1.71m x 2.40m (5' 7" x 7' 10") A modern range of eye and base level handleless units with marble effect worktop and integrated sink, oven, electric hob, extractor fan and space for washing machine, fridge/ freezer and dish washer.

Bedroom One

3.91m x 2.79m (12' 10" x 9' 2") Rear aspect double glazed Juliette balcony with tilt and turn door, carpeted flooring, wall mounted electric radiator and doorway to;

En-Suite

Corner shower, low level WC and pedestal wash basin. Heated towel rail, extractor fan and tiled floor/ walls.

Bedroom Two

3.91m x 2.11m (12' 10" x 6' 11") Rear aspect double glazed, tilt and turn windows, carpeted flooring and wall mounted electric radiator.

Bathroom

1.71m x 2.12m (5' 7" x 6' 11") Large roll top bath with shower attachment and glass screen. Low level WC, pedestal wash basin, heated towel rail and extractor fan. Modern tiled floor and walls.

Tenure

We have been advised the property has approximately 137 years remaining on the lease. Ground rent is currently paid £225 every 6 months - due to reduce in May 2024. An annual service charge of £2400 which includes building insurance and water.



