



## 44 Trevithick Close, Feltham, Greater London. TW14 9XJ

- Entrance Hall
- Lounge/ Diner
- Separate Kitchen
- Two Double Bedrooms
- Walk in Shower Room
- Communal Garden
- Allocated Parking Space
- Double Glazing
- No Onward Chain
- Highly Recommended



## PROPERTY DESCRIPTION

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A spacious and conveniently located ground floor apartment with share of freehold, allocated parking, communal rear garden. Situated in a popular residential road, just a short distance from Feltham High Street and Mainline Station. Offered to the market with no onward chain, an early viewing is recommended to avoid missing out.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect door, carpeted flooring, built in storage and airing cupboard, carpeted flooring, wall mounted electric radiator and doors to all rooms.

### Lounge/ Diner

4.78m x 2.76m (15' 8" x 9' 1") Dual rear aspect double glazed windows, carpeted flooring and wall mounted electric radiators. Entryway to;

### Kitchen

2.56m x 2.30m (8' 5" x 7' 7") Side aspect double glazed window, a range of eye and base level units with integrated drainage sink and extractor fan. Space for white goods and cooker.

### Bedroom One

3.23m x 2.92m (10' 7" x 9' 7") Rear aspect double glazed windows, carpeted flooring and wall

### Bedroom Two

2.53m x 2.26m (8' 4" x 7' 5") Rear aspect double glazed windows, carpeted flooring and wall mounted electric radiator.

### Bathroom

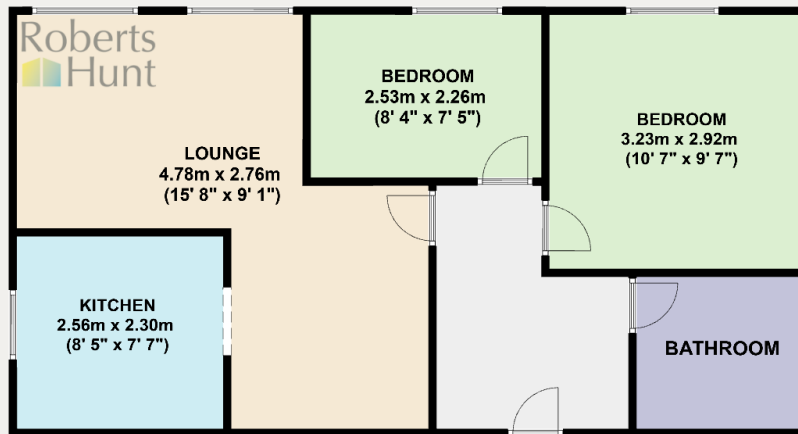
Walk in shower, low level WC, pedestal wash basin, heated towel rail and extractor fan. Tiled floor and walls.

### Tenure

We have been advised there is approximately 95 year lease remaining with an annual service charge of £1138, insurance of £586 and ground rent of £100 per annum. The eight properties in the block each own a share of the freehold.



# FLOORPLAN



Feltham

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