



Stourton Avenue
Feltham
Greater London
TW13

Offers in Excess of £245,000

bettermove

Stourton Avenue

Feltham

Bettermove are proud to present this 2 bedroom maisonette in Hanworth, welcoming cash buyers only.

This property benefits from electric heating throughout and double glazing on the front of the property, with a parking area to the rear of the property.

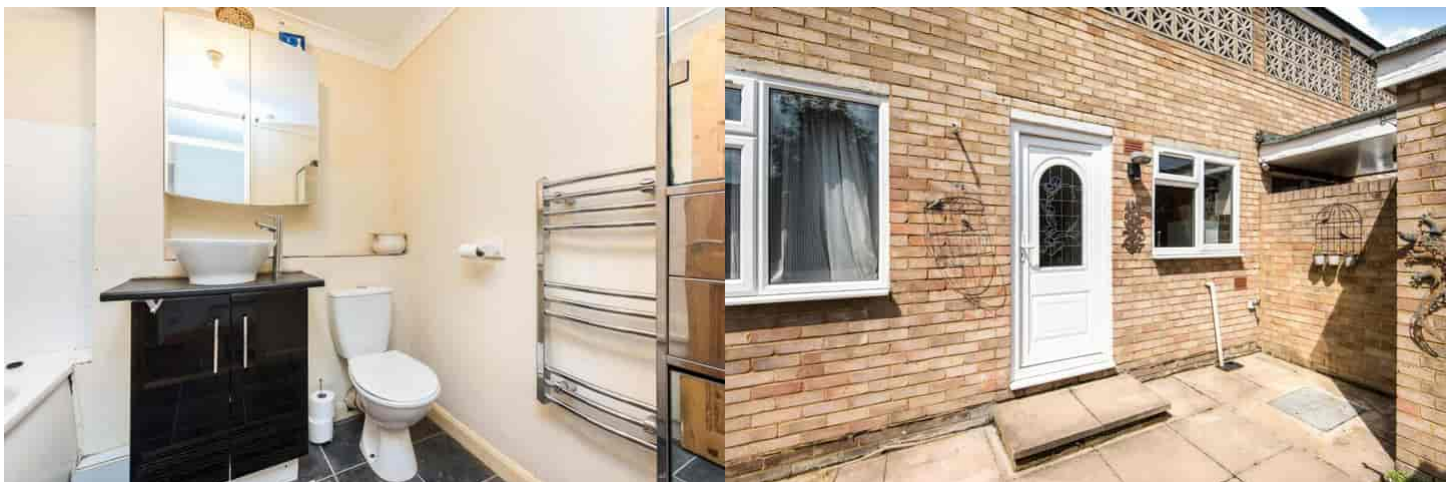
The council tax band is C.

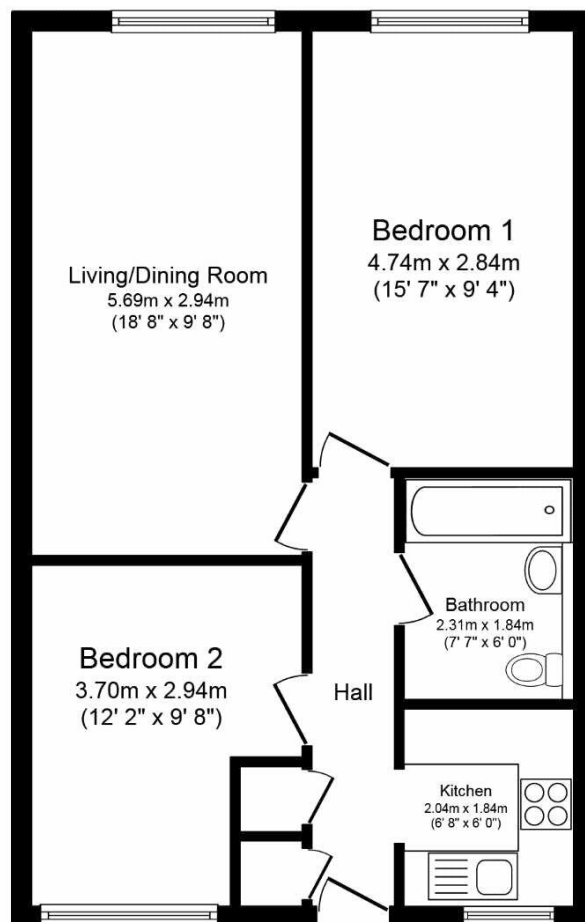
This is a leasehold property with 73 years remaining on the lease; the ground rent is £85.00 per annum, the service charge is £1,281.26 per annum and the Works/Sinking Fund is £250.00 per annum.

The property is located on a quiet cul-de-sac, which ends with a stunning river, the interior of this ground floor property, comprises a spacious living/dining area, fitted kitchen, family bathroom and two double bedrooms. The exterior boasts front and rear gardens, perfect for enjoying the summer months.

Located in the popular district of Hanworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs, with primary and secondary schools within walking distance. Excellent transport links can be found from a variety of local bus routes, which run every 10 minute and is a 24 hour service, giving routes to Heathrow, Kingston and other neighbouring towns, Fulwell and Feltham Railway Station, accessible through local bus routes, and quick access to the M3.

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





Total floor area 56.0 sq.m. (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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