



# 138 9 Regis Court, Hatton Road, Feltham, Greater London. TW14 9PT

- Entrance Hall
- Spacious Living Room
- Kitchen/ Diner
- Two Double Bedrooms
- Modern Bathroom
- Large Communal Garden
- Allocated Parking Space
- 140 Year Lease
- No Onward Chain
- HIGHLY RECOMMENDED





## PROPERTY DESCRIPTION

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A unique opportunity to acquire a spacious ground floor apartment in a popular and quiet residential block with only 8 other properties in the building and allocated parking. Conveniently located along the popular Hatton Road, just a short walk from Hatton Cross Underground Station with links to Heathrow Airport. Offered to the market with no onward chain. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a side aspect wooden entrance door, laminate flooring and wall mounted radiator.

### Living Room

4.56m x 3.55m (15' 0" x 11' 8") Side aspect double glazed windows, laminate flooring and two wall mounted radiators.

### Kitchen/ Diner

3.52m x 2.41m (11' 7" x 7' 11") Side aspect double glazed window, a range of eye and base level units with integrated combi boiler, drainage sink, oven, gas hob, extractor fan and space for white goods and dining table and chairs.

### Bedroom One

3.63m x 3.02m (11' 11" x 9' 11") Side aspect double glazed window, laminate flooring and wall mounted radiator.

### Bedroom Two

3.00m x 3.02m (9' 10" x 9' 11") Side aspect double glazed window, laminate flooring and wall mounted radiator.

### Bathroom

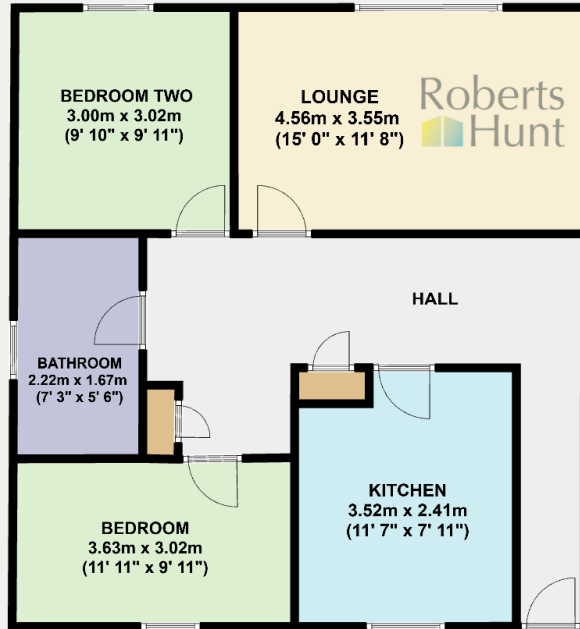
2.22m x 1.67m (7' 3" x 5' 6") Rear aspect double glazed window with frosted glass, bath with glass screen and shower attachment, low level WC, pedestal wash basin, heated towel rail and extractor fan. Tiled floor and walls.

### Tenure

We have been advised there is approximately 140 years lease remaining with an annual ground rent of £70 per annum and service charge of £1480 per annum. We recommend all information is confirmed with your solicitor prior to exchange.







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>
(55-68)	<b>D</b>	<b>66</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	