

REDUCED

£235,000 Leasehold



Central Parade, Feltham, Greater London. TW14 0DH

- Entrance Porch
- Spacious Kitchen
- Lounge/ Diner
- Two Double Bedrooms
- Large Shower Room
- Private Courtyard/Garden
- EICR & Gas Safety
- No Onward Chain
- Approximately 89 Year Lease
- Highly Recommended



PROPERTY DESCRIPTION

A spacious split level maisonette above a shop, benefitting from rear gated parking and private courtyard. Conveniently situated in a popular residential location, with easy access to local bus routes and high street. Offered to the market with no onward chain and already landlord compliant with up to date EICR and gas safety certificates. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Porch

Approached via a rear aspect double glazed sliding door, tiled flooring and built in storage cupboard. UPVC door with frosted glazed panel to hallway with carpeted stairs and door to;

Kitchen

2.54m x 3.68m (8' 4" x 12' 1") Rear aspect double glazed windows, a range of eye and base level units with integrated 1.5 bowl drainage sink and space for white goods. Vinyl floor and tiled splash back.

Lounge/ Diner

4.55m x 3.64m (14' 11" x 11' 11") Dual front aspect double glazed windows, under stair storage cupboard, carpeted flooring and wall mounted double radiator.

First Floor Landing

Carpeted flooring, loft hatch and doors to all rooms.

Bedroom One

4.55m x 3.64m (14' 11" x 11' 11") Dual front aspect double glazed windows, built in wardrobe, carpeted flooring and wall mounted radiator.

Bedroom Two

2.48m x 3.72m (8' 2" x 12' 2") Rear aspect double glazed window, built in wardrobe, carpeted flooring and wall mounted radiator.

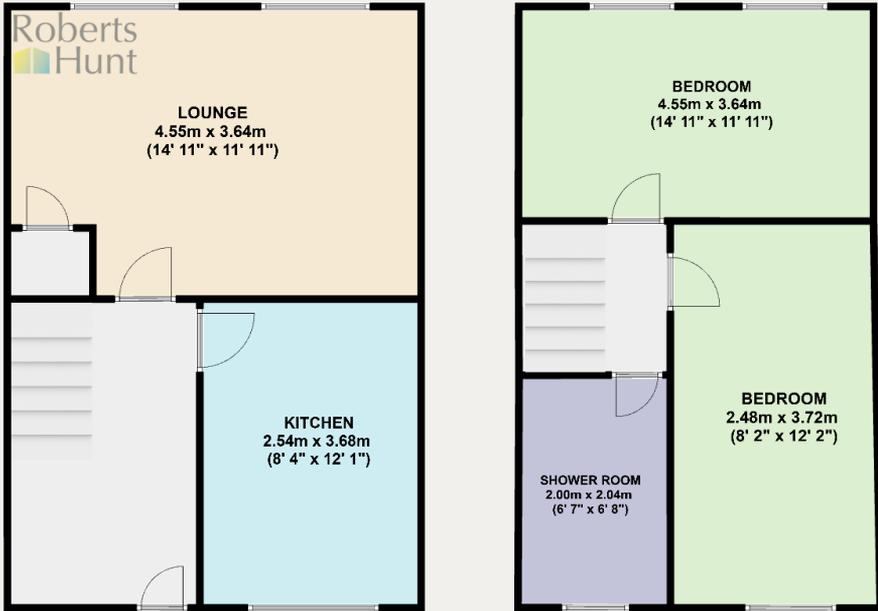
Shower Room

2.00m x 2.04m (6' 7" x 6' 8") Rear aspect double glazed window with frosted glass, shower low level WC, sink basin, vinyl floor and tiled walls.

Tenure

We have been advised there is approximately 89 years lease remaining and await confirmation of the ground rent and service charge. We recommend you confirm all information with your solicitor prior to exchange.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |