



# 17 Wooldridge Close, Feltham, Greater London. TW14 8BF

- Entrance Hall
- Spacious Lounge/ Diner
- Stylish Kitchen
- Large Bedroom
- Modern Bathroom
- Ample Storage Space
- 137 Year Lease
- Underground Allocated Parking
- Lift Access
- Refurbished 2021



## PROPERTY DESCRIPTION

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One of the most luxurious and well finished properties in Wooldridge Close. Conveniently located in a popular residential block, just across the way from Bedfont Lakes and easy access to Hatton Cross Underground Station and Heathrow Airport. Offered to the market with an allocated underground parking space, lift access and an extended lease of 137 years. This property is a must see.



## ROOM DESCRIPTIONS

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### Entrance

Approached via a front aspect composite door, laminate flooring, two large built in storage cupboards and an airing cupboard housing the hot water tank. Modern composite doors to all rooms.

### Lounge/ Diner

3.73m x 5.95m (12' 3" x 19' 6") Rear aspect double glazed tilt and turn doors with Juliette balcony, laminate flooring, wall mounted electric radiator, ample space for lounge and dining room furniture and entryway to;

### Kitchen

2.55m x 1.67m (8' 4" x 5' 6") A modern range of eye and base level units with integrated drainage sink, oven, electric hob and extractor fan with space for fridge/ freezer, washing machine and dishwasher. Laminate flooring and tiled splash backs.

### Bedroom

3.38m x 4.71m (11' 1" x 15' 5") Rear aspect double glazed tilt and turn window, laminate flooring and wall mounted electric radiator.

### Bathroom

2.42m x 1.67m (7' 11" x 5' 6") Bath with shower attachment, low level WC and pedestal wash basin vanity, heated towel rail, extractor fan and tiled flooring and walls.

### Tenure

We have been advised there is approximately 137 year lease remaining with a service charge of £170 a month which includes water and building insurance. There is also a ground rent of £400 per annum. We recommend this information be confirmed with your solicitor prior to exchange.



