



# Flat 7, 643-651 Park House, Staines Road, Feltham, Greater London. TW14 8PA

- Entrance Hall
- Kitchen/ Living Area
- Large Bedroom
- Modern Bathroom
- Long Lease
- Combi Boiler
- Double Glazing
- Rear Car Park
- Central Location
- Highly Recommended



## PROPERTY DESCRIPTION

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A spacious a modern block of apartments built in 2018 and well maintained. Conveniently located on the ever popular Staines Road with access to bus stop Hatton Cross Station, Heathrow Airport and Bedfont/ Feltham High Streets. Offered to the market with private rear car park, an early viewing is recommended to avoid missing out. Contact our office now for more information.



## ROOM DESCRIPTIONS

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### Entrance Hall

Approached via a front aspect wooden door, laminate flooring, wall mounted radiator, ample storage for coats and shoes, doors to all rooms.

### Kitchen/ Lounge

5.36m x 4.14m (17' 7" x 13' 5" 3") Dual rear aspect double glazed windows, two wall mounted radiators, laminate flooring, wall length fitted kitchen with integrated combi boiler, drainage sink, oven, gas hob, extractor fan, fridge/ freezer, dishwasher and washing machine. Space for lounge and dining room furniture.

### Bedroom

4.14m x 3.30m (13' 7" x 10' 10") Rear aspect double glazed window, wall length fitted wardrobe, laminate flooring and wall mounted radiator.

### Bathroom

Roll top bath with shower attachment and glass screen, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor/ walls.

### Tenure

We have been advised there is approximately 122 years remaining on the lease with a ground rent of £240 per annum and service charge of £1560 which includes building insurance. We recommend you confirm this information with your solicitor prior to exchange.



