

£320,000 Leasehold

Mansion Court, Fuseliers Way, Hounslow, London TW4 6DT



- Second (Top) Floor
- Dual Aspect Reception Room
- Attractive Kitchen
- Communal Bicycle Store
- Approx. 720 Sqft Gross Internal Area
- Juliette Balcony
- Two Good-Sized Double Bedrooms
- Walking Distance to Hounslow West Station

## GENERAL DESCRIPTION

This well-proportioned and well-presented, top (second) floor flat features a twenty-foot, dual-aspect reception room with a Juliette balcony. The kitchen has sleek units and built-in appliances. There is a spacious main bedroom which is also dual-aspect and includes a fitted wardrobe. A generous amount of additional storage has been provided in the entrance hall, the second bedroom, though smaller, is still a comfortable double and there is a simple yet stylish, naturally-lit bathroom. Well insulated walls and roof, modern glazing and a communal heating and hot water system contribute to a good energy-efficiency rating. Hounslow West Station (Piccadilly Line) is within walking distance or brief bus/bike ride. Beavers Community Primary School is just minutes away and Ofsted-rated 'Good' overall with early years provision viewed as 'Outstanding'.

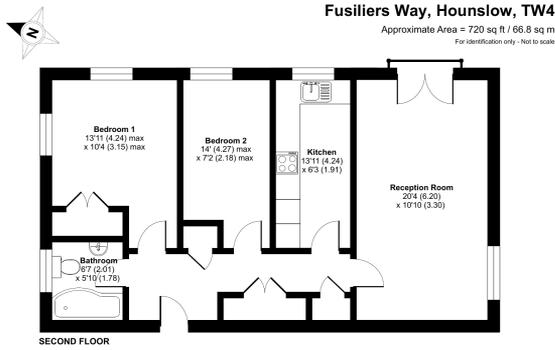
**Tenure:** Leasehold (125 years from 24/06/2011).

**Service Charge:** £275.86 per month (subject to annual review).

**Council Tax:** Band C, London Borough of Hounslow.

**Please Note:** This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property however we understand on-street parking is available.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 132295

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

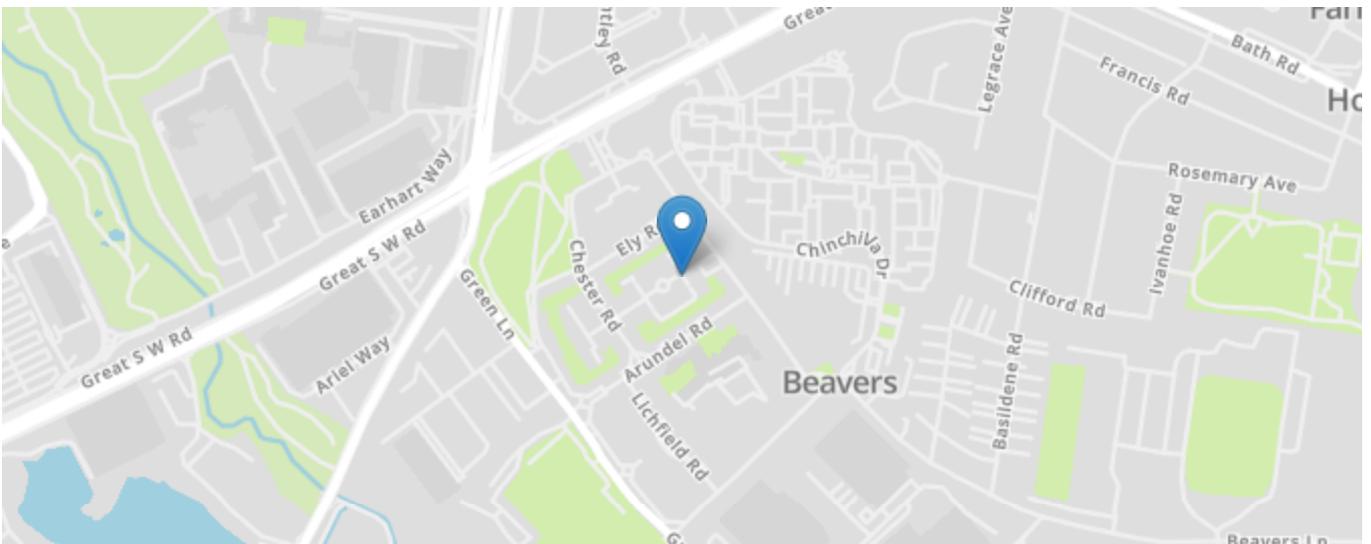
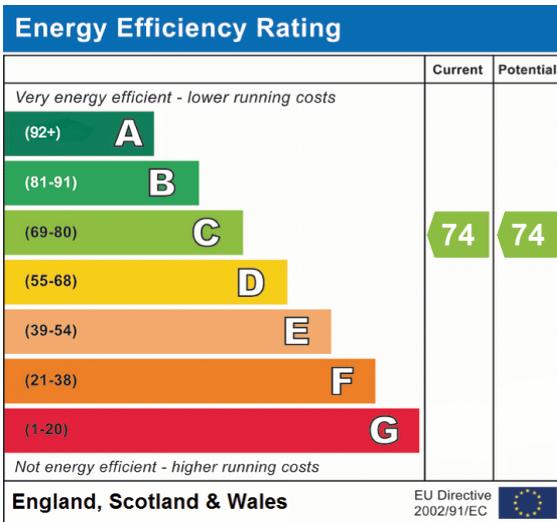
**Reception Room**  
20' 4" x 10' 10" (6.20m x 3.30m)

**Kitchen**  
13' 11" x 6' 3" (4.24m x 1.91m)

**Bedroom 2**  
14' 0" max. x 7' 2" max. (4.27m x 2.18m)

**Bedroom 1**  
13' 11" max. x 10' 4" max. (4.24m x 3.15m)

**Bathroom**  
6' 7" x 5' 10" (2.01m x 1.78m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.