

FOR SALE

£140,000 Leasehold



Flat 35, 61 Longview Court, Southville Road, Feltham, Greater London. TW14 8FN

- Modern kitchen with integrated appliances and island
- Spacious hallway with built-in storage
- Large private balcony
- 50% Shared Ownership
- Modern Bathroom
- Double Bedroom with Fitted Wardrobes
- Double Glazing
- Gas Central Heating



PROPERTY DESCRIPTION

**** 50% SHARE ONLY**** (Full Market Value from: £280,000)

RARELY AVAILABLE, THIS WELL PRESENTED ONE BEDROOMED THIRD FLOOR APARTMENT WITH SOME OUTSIDE SPACE IN THE FORM OF A GOOD SIZE BALCONY BUILT APPROXIMATELY 6 YEARS AGO OFFERING STYLISH, CONTEMPORARY LIVING MAKING IT AN IDEAL FIRST TIME PURCHASE. OFFERING AN ENERGY RATING B!

CONVENIENTLY LOCATED ON BEDFONT BORDER WITH EXCELLENT PUBLIC TRANSPORT LINKS, FELTHAM MAINLINE RAILWAY STATION IS WITHIN WALKING DISTANCE, OFFERING DIRECT SERVICES TO LOND WATERLOO IN JUST UNDER 30 MINUTES. THE AREA ALSO BENEFITS FROM STRONG ROAD CONNECTIVITY WITH ALL MOTORWAY ACCESS AS WELL AS NEARBY HATTON CROSS PICADILLY LINE UNDERGROUND STATION.



ROOM DESCRIPTIONS

ENTRANCE HALL

Approached via front door within communal entrance hall, storage cupboard, doors to all rooms.

KITCHEN/DINING/LIVING ROOM

5.39m x 5.77m (17' 8" x 18' 11") - Modern, stylish and a good quality range of base and wall cupboards with integrated appliances, peninsular providing dining space and divider to living area, double glazed window and door to:

BALCONY

4.86m x 1.77m (15' 11" x 5' 10") - A good sized balcony providing great outdoor space with views of the area.

BEDROOM

5.77m x 2.90m (18' 11" x 9' 6") - Spacious bedroom design with multi storage options. Includes a full-width mirror, alongside a bright and airy space complete with built-in wardrobes

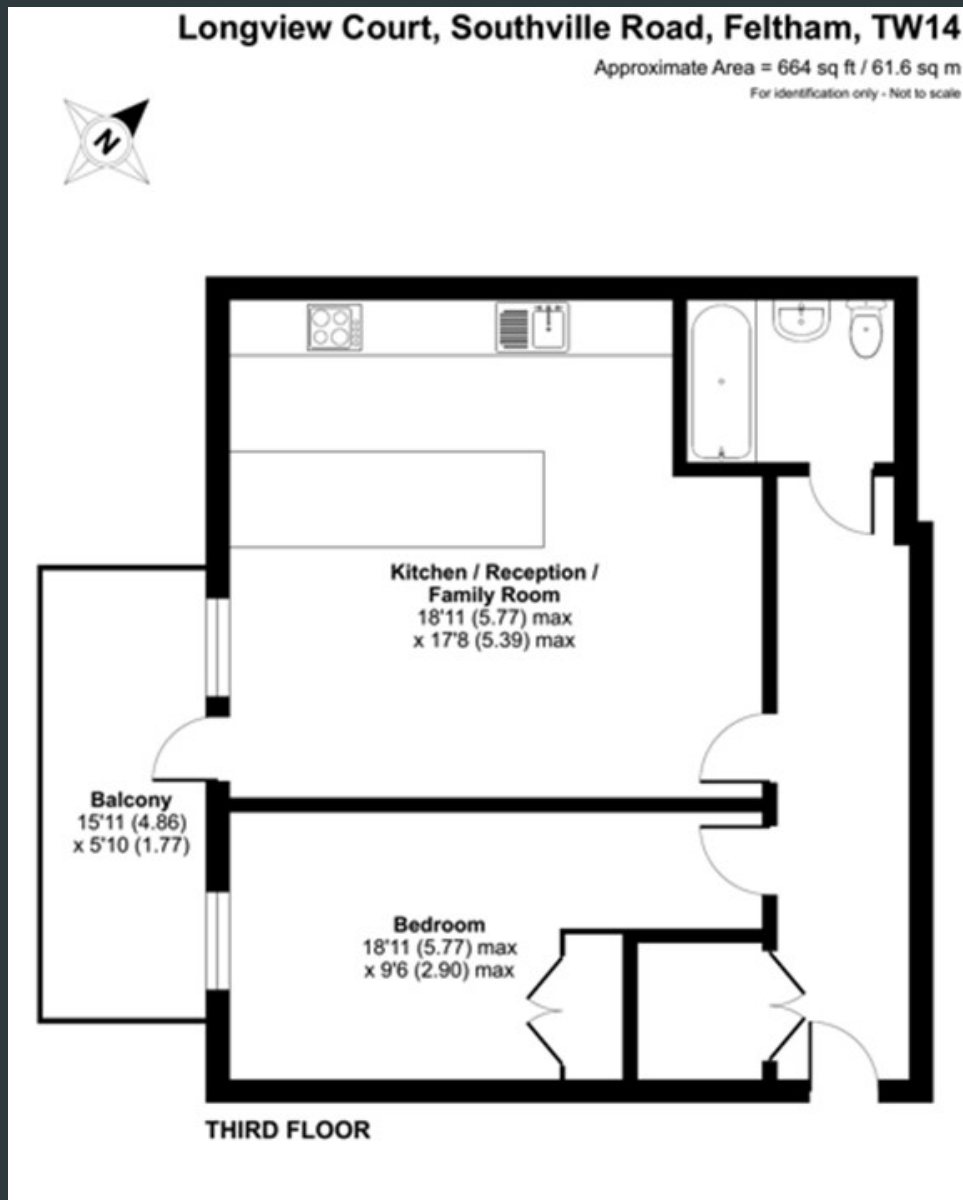
BATHROOM

A modern contemporary white suite comprising panel enclosed bath with mixer tap and shower attachment over, wash hand basin with mixer tap, low level w.c, large mirror and fully tiled walls, extractor fan.

TENURE

We have been advised by our client that there is 119 years unexpired on the lease. The ground rent is £to be advised and service charge is £1359.96 per annum. Furthermore, we understand the rent payable on the remaining 50% share is £369.78 per month. However, we do recommend you verify this information with your legal advisors at your earliest opportunity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(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	