



# QUILLIAM

Romulus Court  
Brentford

- Chain Free
- Two Double Bedrooms
- Reception Room
- Balcony
- Kitchen
- Bathroom
- Garage
- Communal Waterside Gardens
- Close to High Street
- Share of Freehold

**£350,000**







## Property Description

Quilliam are delighted to present this two bedroom apartment in Brentford Dock.

Arranged over two floors, upon entering this property you are greeted with a storage cupboard under the stairs.

The stairs lead to a reception room with stunning views of the dock from the balcony, a fitted kitchen, two light and bright double bedrooms, a bathroom and separate WC.

This property includes a garage.

Brentford Dock is ideally situated on the banks of the River Thames and the Grand Union Canal with a boat marina offering leisure moorings to rent.

The development is further enhanced with stunning mature communal gardens and residents' picnic area, all well maintained by the on site Management Office.

Also for the enjoyment of the residents is a club room where regular events are held, a convenience store, bike storage and 24 hour security.



## Reception Room

15'8" x 10'5"

## Bedroom One

12'1" x 11'9"

## Bedroom Two

14'9" x 8'10"

## Bathroom

5'6" x 4'3"

## WC

## Kitchen

15'8" x 7'6"

## Balcony

## Additional Information:

Tenure: Leasehold

Years Remaining: 998yrs

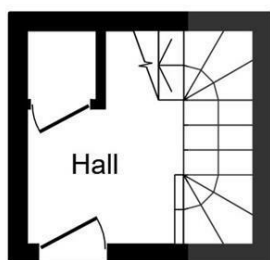
Service Charge - £5,837 per annum

Ground Rent - £0 pA

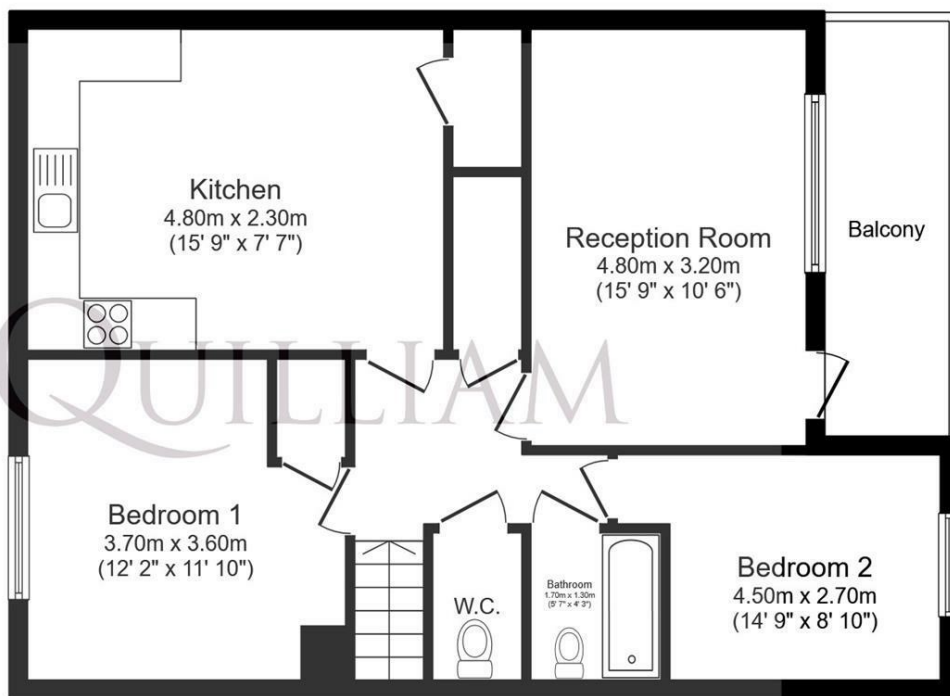
Council Tax: D

EPC: C





**Ground Floor**



**First Floor**

Total floor area 85.3 sq.m. (918 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Property Information



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements