



# QUILLIAM

## Golden Court Isleworth

- Retirement Apartment
- For Over 60's Only
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Ideal For Investor's
- Communal Gardens
- Communal Facilities
- Gated Parking
- No Onward Chain

**£280,000**





## Property Description

Quilliam are delighted to present a two-double bedroom retirement apartment at Golden Court.

Golden Court was built in 2003 and comprises 44 flats for residents over 60 years of age and includes mobility standards, Careline alarm services and non-resident management staff.

The property is located on the first floor towards the rear of the building and comprises a spacious reception room with Juliet balcony, a modern fitted kitchen, two double light and bright bedrooms and a good-sized bathroom. There is also ample storage.

Residents of this luxurious development may enjoy use of the lovely communal lounge with terrace and kitchen where regular social activities take place, a well-stocked library, hobby room, laundry, gym and lovely communal gardens. There are also guest facilities where friends and family may stay.

Well designed for wheelchair users and two lifts ensure there will always be easy access to all floors.

Golden Court is well located on London Road convenient for good transport links and local shops.

Entrance Hall

Reception Room

26'1" x 11'1"

Kitchen

7'8" x 6'4"

Bedroom One

15'2" x 9'9"

Bedroom Two

15'2" x 9'1"

Parking

Bathroom

7'1" x 6'6"

Additional Information

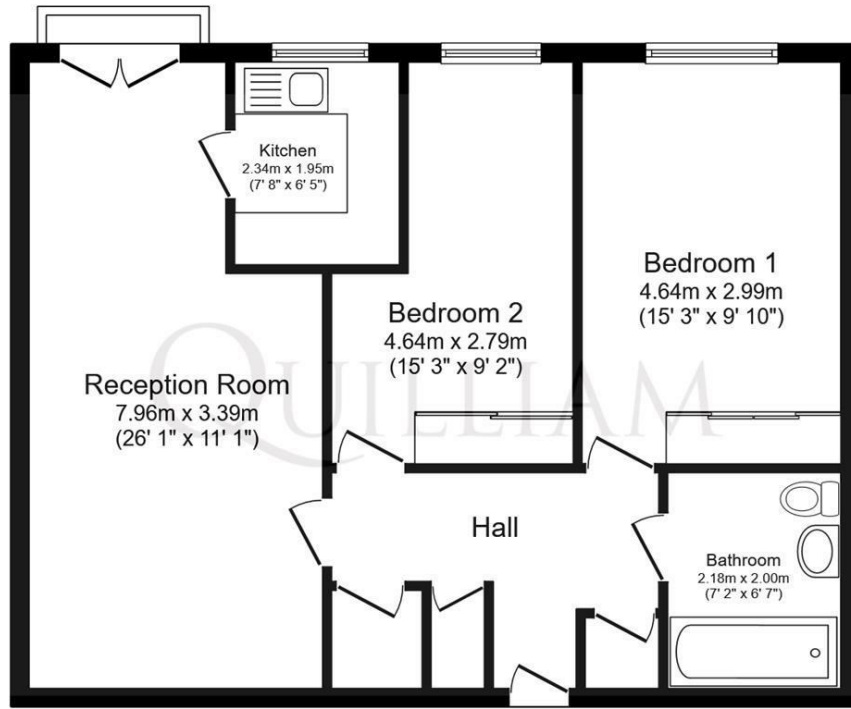
Tenure: Leasehold

Service Charge: £4,006.06

Council Tax Band: D

Management Company: First Port



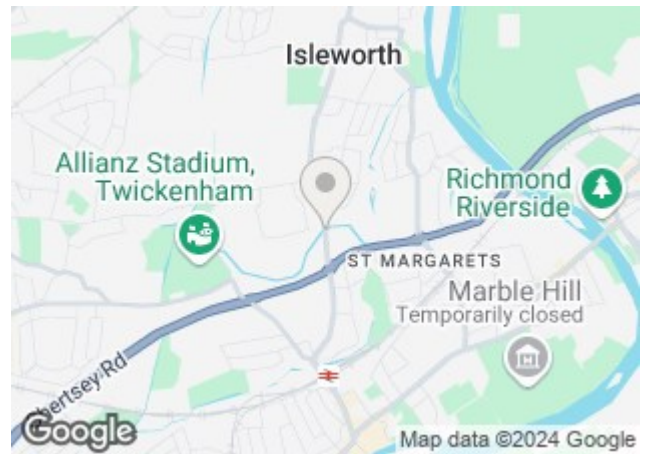


### Floor Plan

Floor area 67.8 sq.m. (730 sq.ft.)

TOTAL: 67.8 sq.m. (730 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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>82</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<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