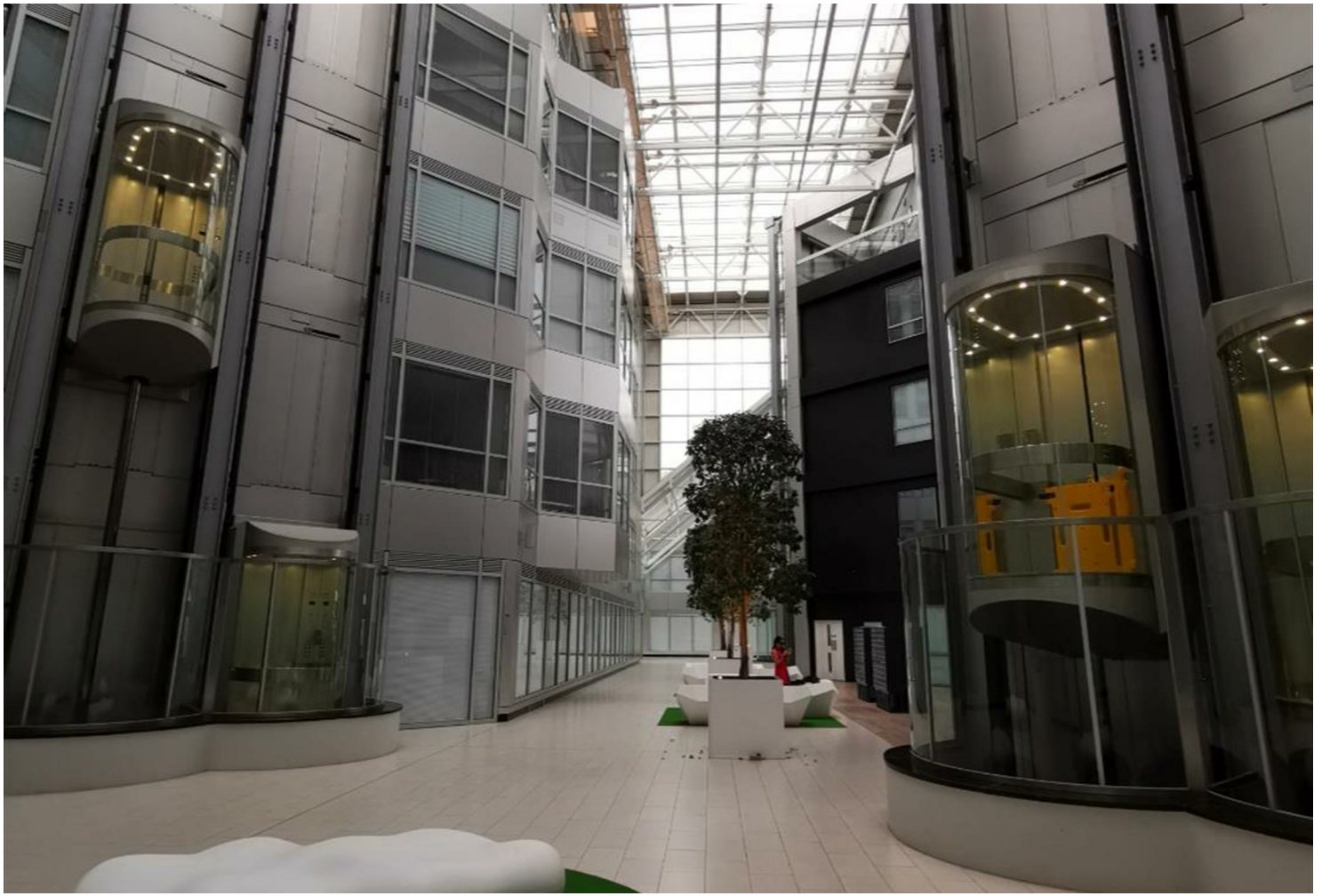




## **Trinity Square, Staines Road, Hounslow, TW3 3FY**

**Offers Over £199,950**

A modern one double bedroom first floor apartment situated in Hounslow Town Centre within walking distance to Hounslow Central tube station, shops, schools and further transport links.

The accommodation comprises open plan lounge/kitchen with built-in appliances, double bedroom with built-in wardrobes and modern shower room. Benefits include electric heating, double glazed windows, entry phone system and concierge atrium. The property is offered for sale in good decorative order throughout. Call now for more details.

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**Communal Entrance**



Entry phone system, lifts and stairs to first floor.

**Entrance Hallway**



Laminate flooring, entry phone system, storage cupboard housing wall mounted boiler and fuse box.

**Open Plan Lounge/Kitchen**



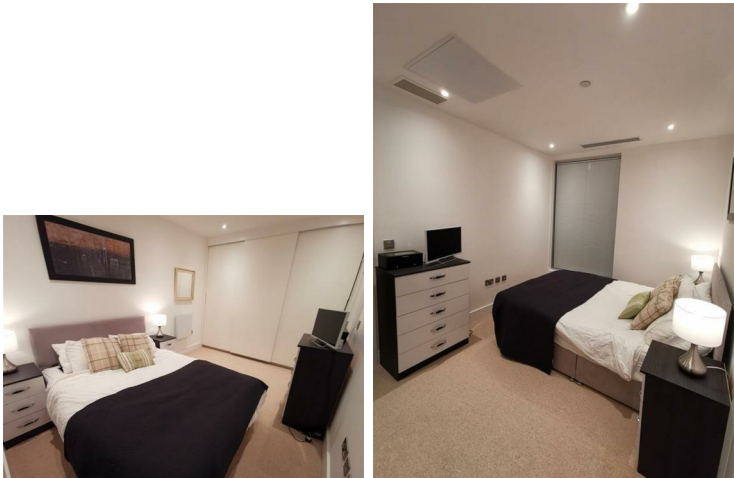
Single bowl sink unit with mixer tap and cupboard below, further wall and floor units, built-in hob and oven, integrated microwave and dishwasher.

**Lounge Area**



Electric heater, power point, double glazed window, spotlights, air vent.

**Double Bedroom**



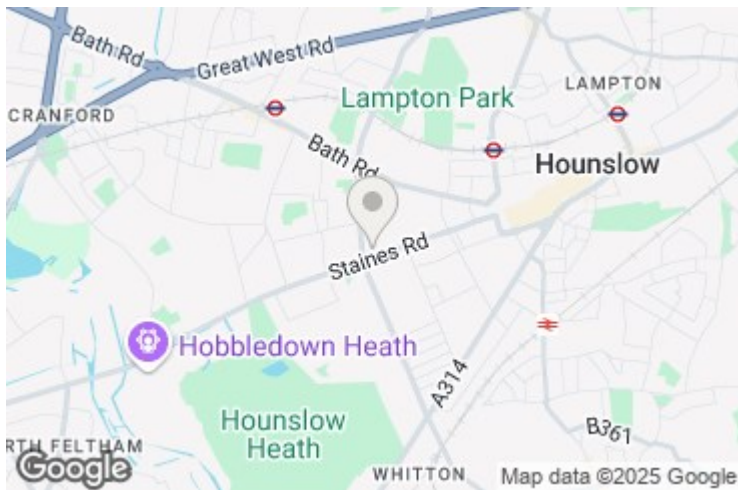
Double glazed window, electric heater, built-in wardrobes with sliding doors.

**Shower Room**





Tiled enclosed cubicle with shower unit, wash hand basin with mixer tap, low level w.c, tiled flooring, heated towel rail.





| Energy Efficiency Rating                                        |         |           |  |
|-----------------------------------------------------------------|---------|-----------|--|
|                                                                 | Current | Potential |  |
| Very energy efficient - lower running costs                     |         |           |  |
| (92 plus) A                                                     |         |           |  |
| (81-91) B                                                       |         |           |  |
| (69-80) C                                                       |         |           |  |
| (55-68) D                                                       | 62      | 62        |  |
| (39-54) E                                                       |         |           |  |
| (21-38) F                                                       |         |           |  |
| (1-20) G                                                        |         |           |  |
| Not energy efficient - higher running costs                     |         |           |  |
| England & Wales 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) A                                                     |         |           |  |
| (81-91) B                                                       |         |           |  |
| (69-80) C                                                       |         |           |  |
| (55-68) D                                                       | 66      | 66        |  |
| (39-54) E                                                       |         |           |  |
| (21-38) F                                                       |         |           |  |
| (1-20) G                                                        |         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |  |
| England & Wales EU Directive 2002/91/EC                         |         |           |  |

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