



## **Smoothfield Court, Hibernia Road, Hounslow, TW3 3RJ**

**£210,000**

A one bedroom fourth floor purpose built gated apartment situated in the heart of Hounslow with easy access to Hounslow town centre, Hounslow Central tube station and Hounslow mainline station, schools and local shops are also close by. The accommodation comprises open plan lounge and modern fitted kitchen with integrated appliances, double bedroom and jack and jill modern bathroom. The property benefits from double glazed windows, central heating, entry phone system, lift access, communal gardens and secure gated parking.

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**Communal Entrance**

Stairs and lift to 3rd floor, front door to...

**Entrance Hallway**

Cupboard housing tank and wall mounted boiler, laminate flooring further storage cupboard.

**Open Plan Lounge/Kitchen**

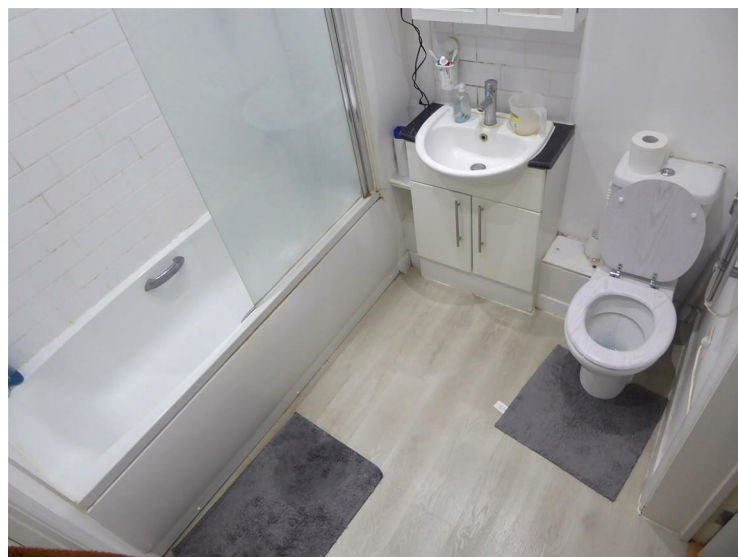
Single drainer stainless steel sink unit with mixer tap an cupboard below, further wall and floor mounted units, built-in hob and oven below, cooker hood, integrated dishwasher, washing machine and fridge/freezer, spotlights.

**Lounge**

Double glazed windows, laminate flooring, radiator.

**Bedroom**

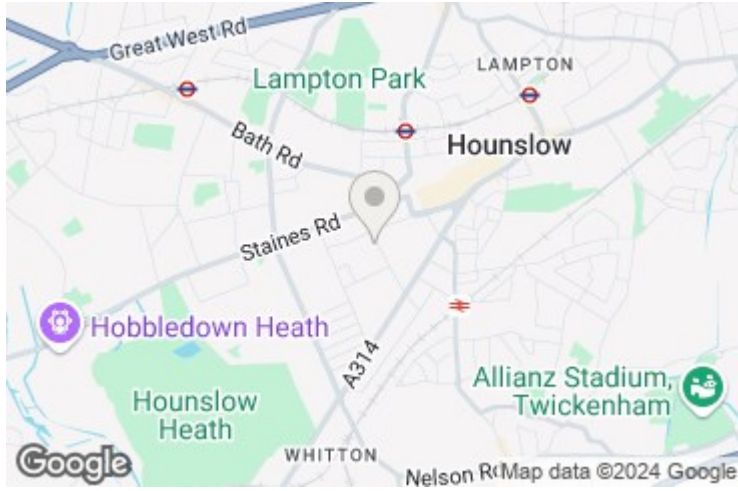
Double glazed window, radiator, laminate flooring, door to...

**Bathroom**

Modern white suite comprising panel enclosed bath, wash hand basin and low level w/c.

**Outside**

Communal gardens, secure gated parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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