

**The Blenheim Centre, Prince Regent Road, Hounslow, TW3 1NN**

**£237,500**

**CASH BUYERS ONLY!** A one bedroom 7th floor front facing apartment situated in one of Hounslow's premier developments in The Blenheim Centre, within walking distance to Hounslow Town Centre and all transport links. The accommodation comprises open plan lounge/kitchen with a front facing private balcony, double bedroom and modern bathroom suite. The property also benefits from double glazed windows, electric heating, concierge service and lift access. Offered for sale with no onward chain, an ideal investment opportunity.

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### Communal Entrance

Concierge, stairs and lifts to 7th floor.

### Entrance Hallway

Electric heater, power point, entry phone, storage cupboard.

### Lounge



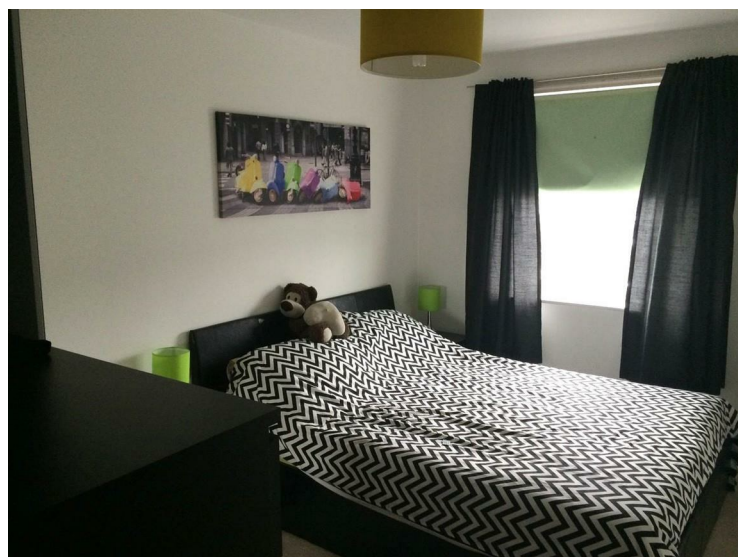
Front facing, double glazed sliding door to private balcony, electric heater, through to...

### Kitchen

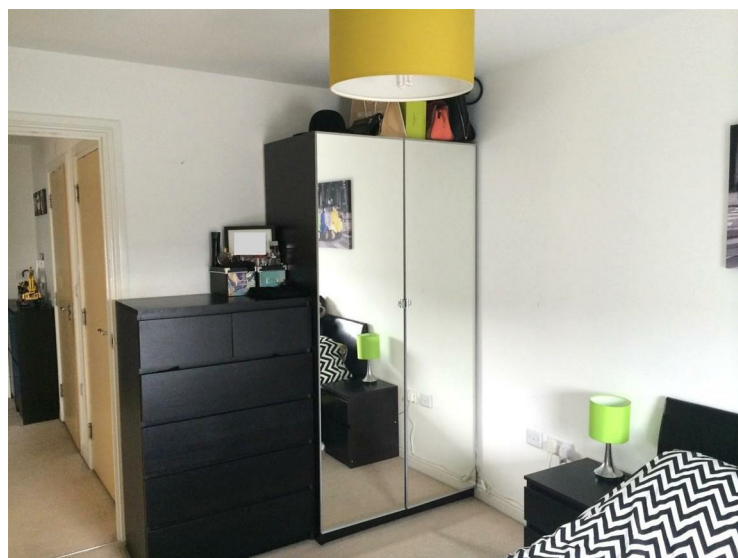


Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine, dishwasher and fridge/freezer, tiled walls and flooring, power points.

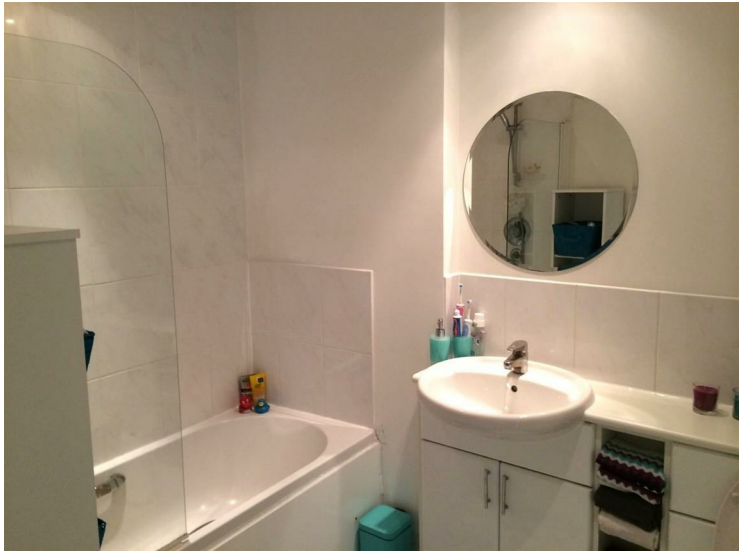
### Bedroom



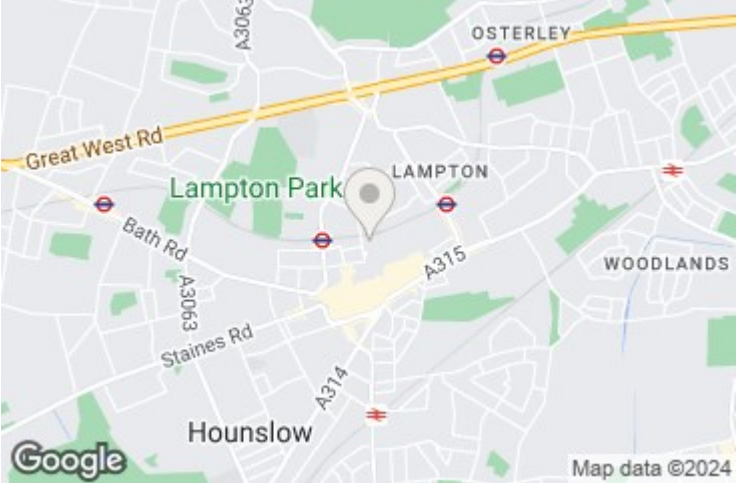
Front aspect double glazed window, electric heater, power point.



**Bathroom**



Modern white suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, wash hand basin with vanity unit below, low level w/c, tiled flooring.





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			
		77	83
<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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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