

Trinity Square, Staines Road, Hounslow, TW3 3GG
£159,950

CASH BUYERS ONLY! Priced to sell is this well proportioned modern 4th floor apartment situated in the heart of Hounslow town centre with easy access to Hounslow Central tube station (Piccadilly line to Heathrow Airport and Central London including Kings Cross), mainline station (direct trains to London Waterloo) and bus routes. The accommodation comprises an open plan bright lounge/kitchen with integrated hob and oven, microwave, dishwasher and fridge/freezer, double bedroom with built-in wardrobes and tiled modern shower room. The property also benefits from private entry phone, comfort-cooling air system, lifts, small communal garden, underground parking (available to rent) and daytime concierge service (7am to 7pm). An ideal first-time purchase or an investment opportunity.

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Communal Entrance

Lifts and stairs to fourth floor.

Entrance Hallway

Storage cupboard space for washing machine, power point, entry phone system, spotlights.

Lounge/Kitchen

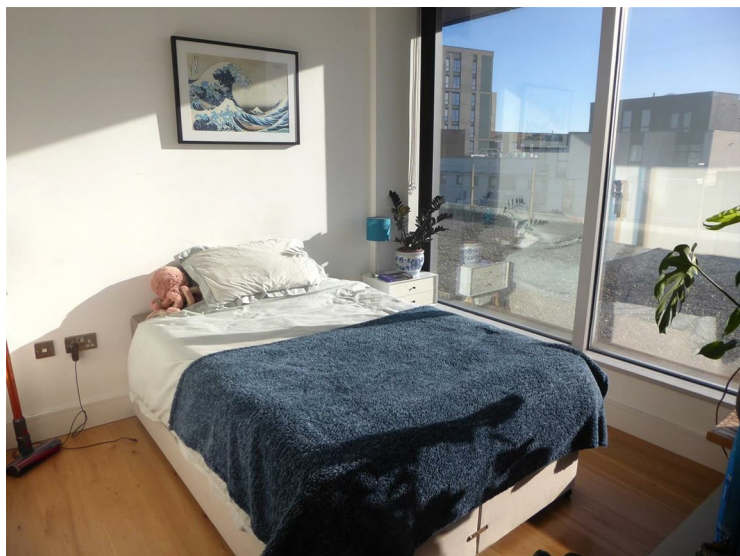


Double glazed window, wood flooring, electric heater, power point.

Kitchen

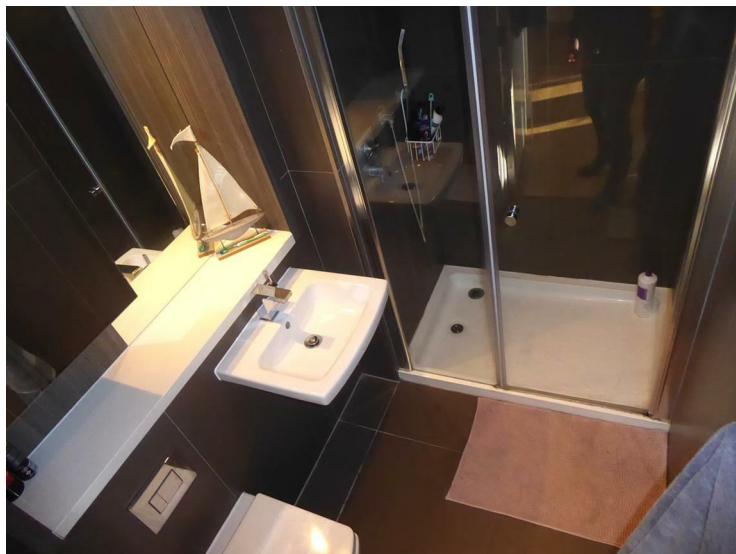
Single sink unit with mixer tap and cupboard below, further wall mounted units, built-in hob and oven, integrated dishwasher, fridge/freezer and microwave.

Bedroom Area



Double glazed window, built-in wardrobes with sliding doors, wood flooring, power point.

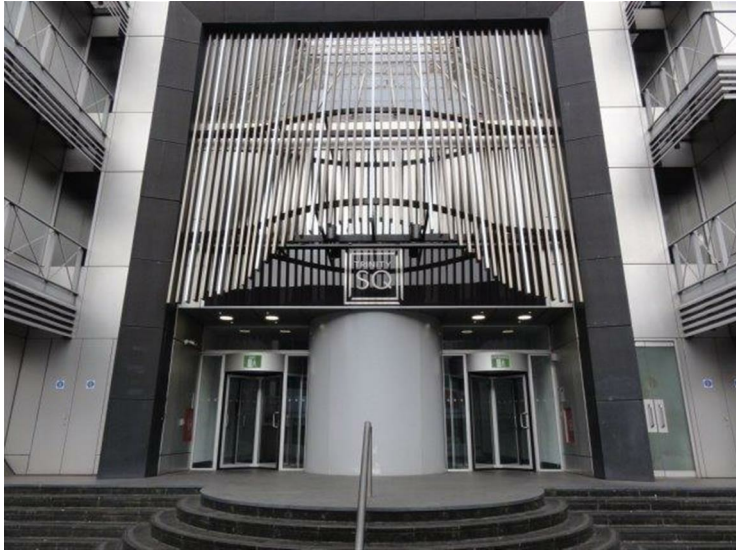
Shower Room

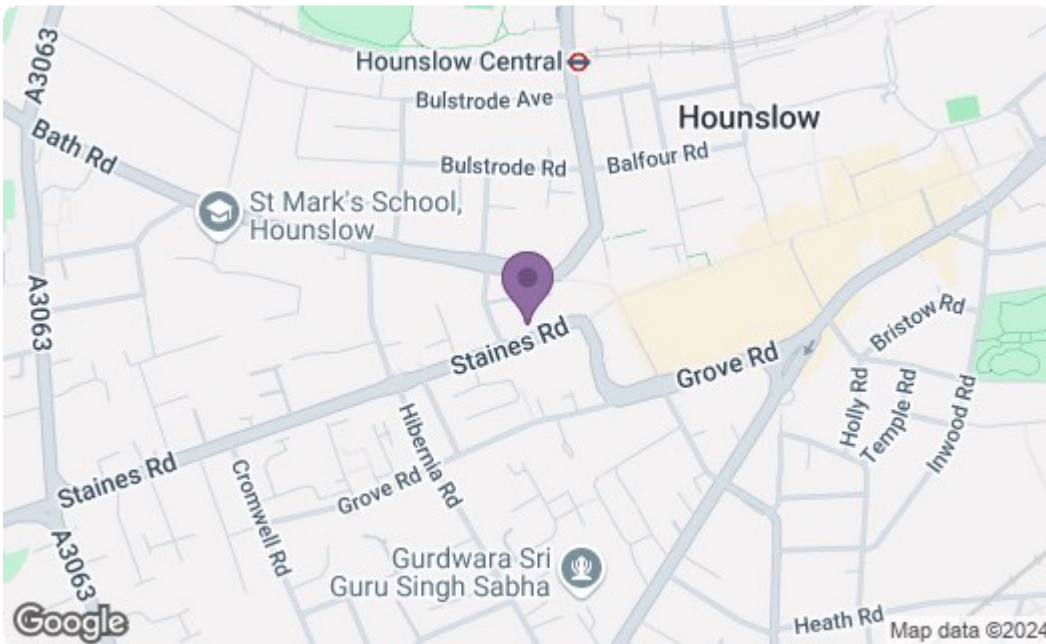


Tiled shower cubicle, low level w/c, wash hand basin, tiled walls and flooring, heated towel rail, spotlights.

Communal Area







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

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075