



Trinity Square, Staines Road, Hounslow, TW3 3GD

£165,000

CASH BUYERS ONLY. A well presented second floor studio apartment with parking situated in the Heart of Hounslow with easy access to Hounslow shopping centre and bus routes. Hounslow Central tube and Hounslow mainline stations are close by. The accommodation comprises lounge with fully open plan kitchen, a separate sleeping area and shower room. The property also benefits from double glazed windows, electric heating, secure video entry phone system, communal atrium and concierge services. 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.

Open Plan Lounge/Kitchen

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

**Kitchen Area**

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.

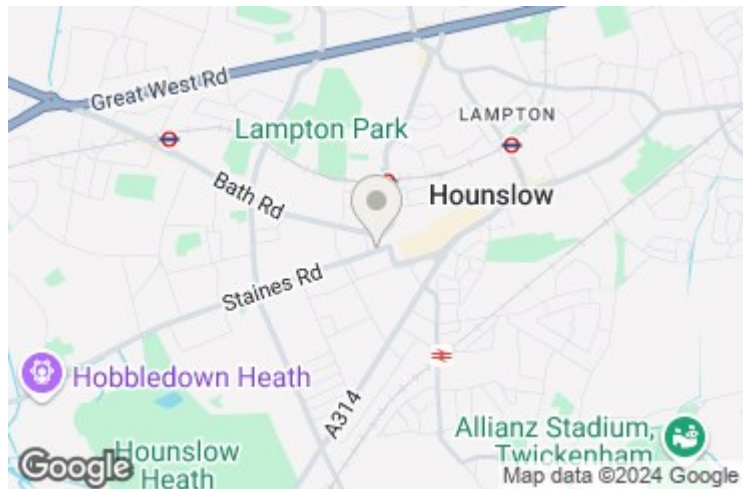


Shower Room



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		72	72
(55-68) D			
(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