



Nursery Gardens, Hounslow, TW4 5EY

Offers Over £320,000

A delightful two bedroom purpose built ground floor modern apartment situated in this popular development just off the Staines Road with access to Heathland School and transport links. The accommodation comprises entrance hallway, lounge/diner, modern kitchen, two double bedrooms and modern family room, outside communal gardens and parking area. The property also benefits from double glazed windows, electric heaters and entry phone system. Internal viewing is strongly recommended.

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Communal Entrance

Front Door to...

Entrance Hallway

Wood effect flooring, cupboard housing Mega Flo cylinder tank, electric heater, doors to rooms.

Lounge/Diner

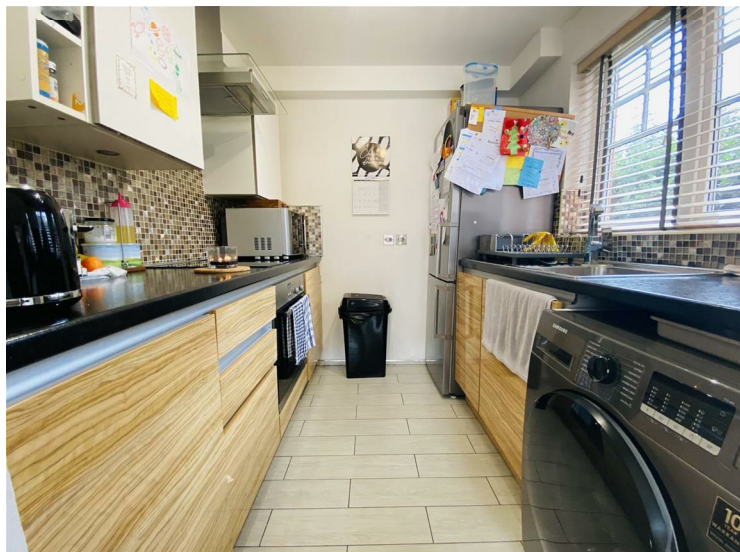
Front aspect double glazed window, power point, wood effect flooring.

**Dining Area**

Front aspect double glazed window, electric heater, wood effect flooring.



Modern Kitchen



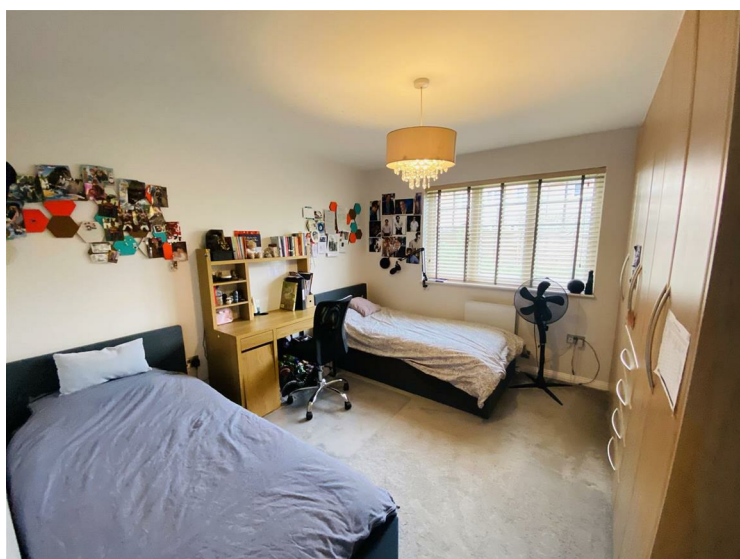
Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in 'Neff' hob and extractor hood above, built-in 'Neff' oven, space for fridge/freezer, side aspect double glazed window, tiled flooring.

Bedroom Two



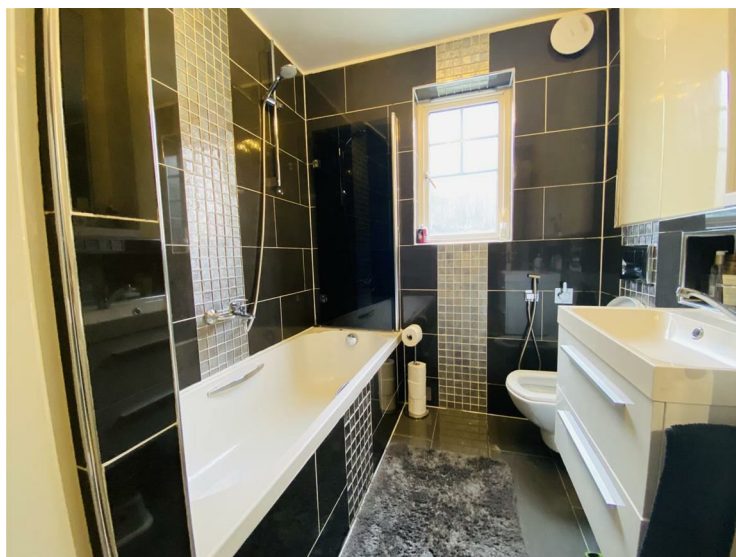
Rear aspect double glazed window, built-in wardrobes, electric heater, power point.

Bedroom One



Rear aspect double glazed window, electric heater, built-in wardrobes.

Bathroom



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

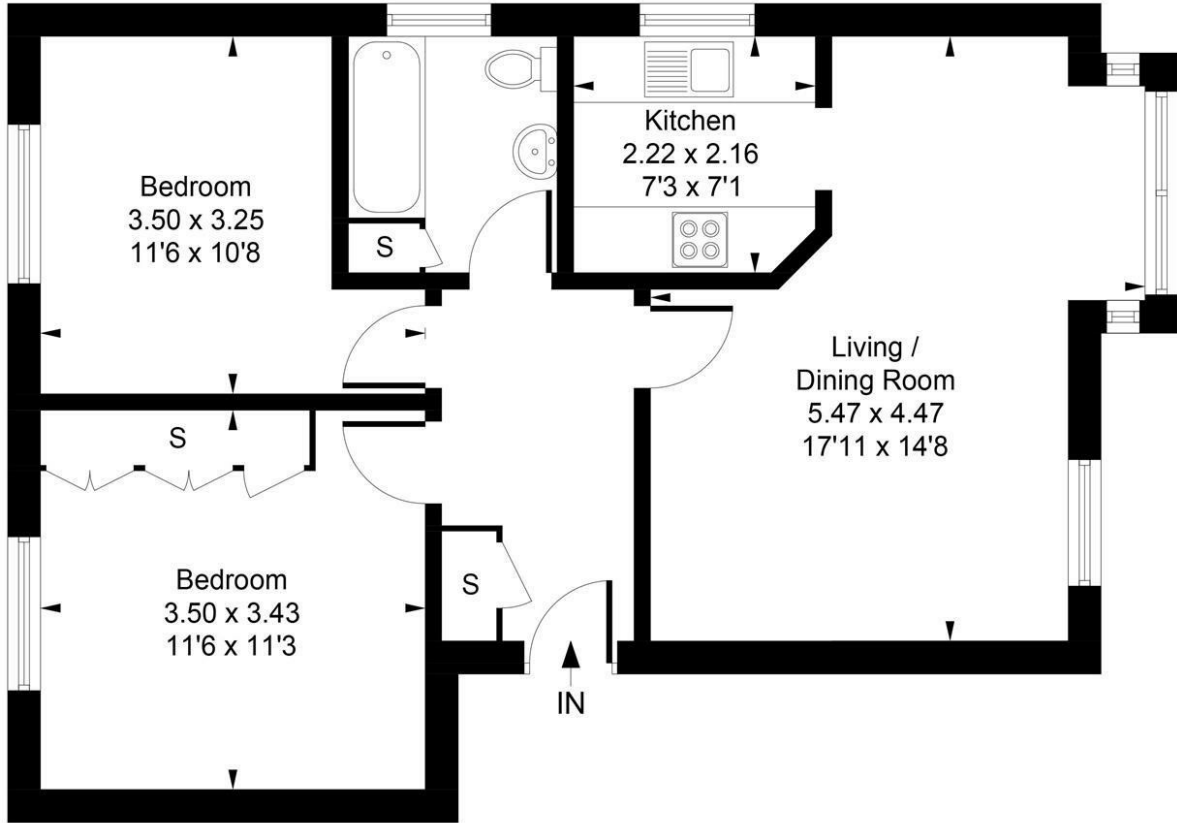
Outside

Communal gardens, allocated parking and further visitor parking area.



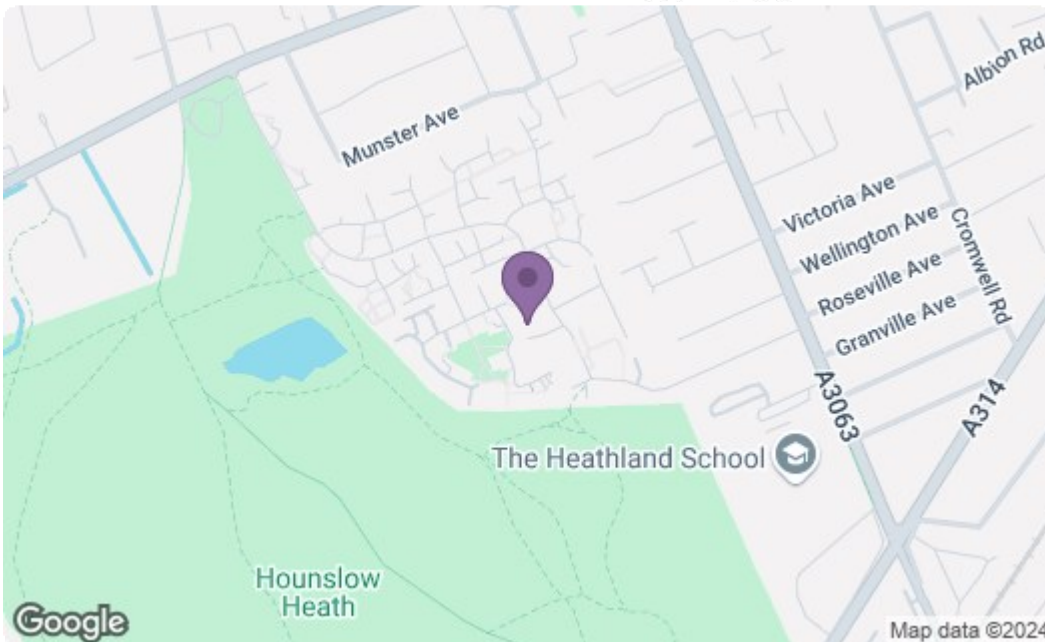
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Approximate Gross Internal Area
57.68 sq m / 621 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced by jcphotographystudio.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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