



### **Phoenix House, Bath Road, Hounslow, TW3 3FF**

**£1,795 PCM**

A two bedroom first floor modern apartment situated in the heart of Hounslow within walking distance to Hounslow town centre, Hounslow Central tube station and bus routes. The accommodation comprises open plan lounge/kitchen, two bedrooms with en-suite to master bedroom and family bathroom. Benefits include double glazed windows and central heating. The property is offered on a furnished basis and is available from 1st May.

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### Communal Entrance

Stairs to first floor, front door to...

### Entrance Hallway

Storage cupboard housing tank, further storage cupboard, laminate flooring, radiator.

### Open Plan Lounge/Kitchen



Double glazed window, door to private balcony, cupboard housing boiler, laminate flooring, radiator, through to...



### Kitchen



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



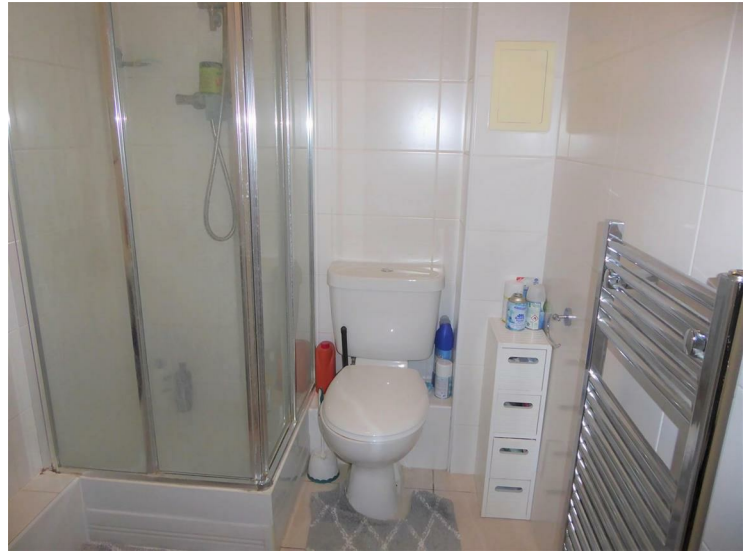
### Bedroom One



Double glazed window, radiator, through to...



### Ensuite Shower Room



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

### Bedroom Two



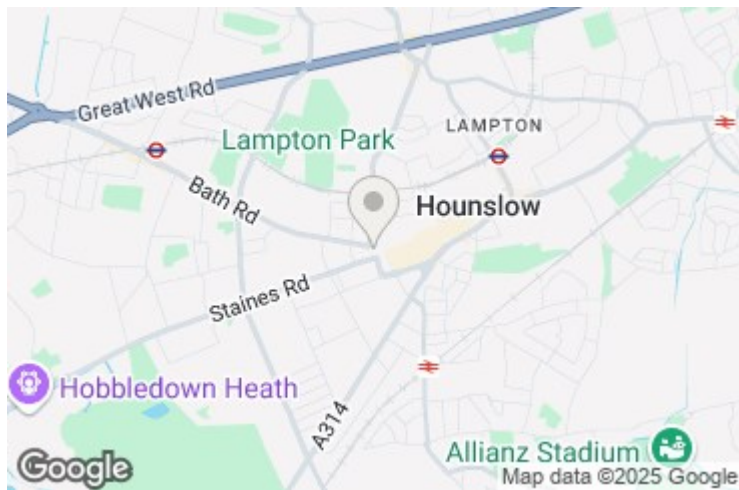
Double glazed window, radiator.

### Bathroom



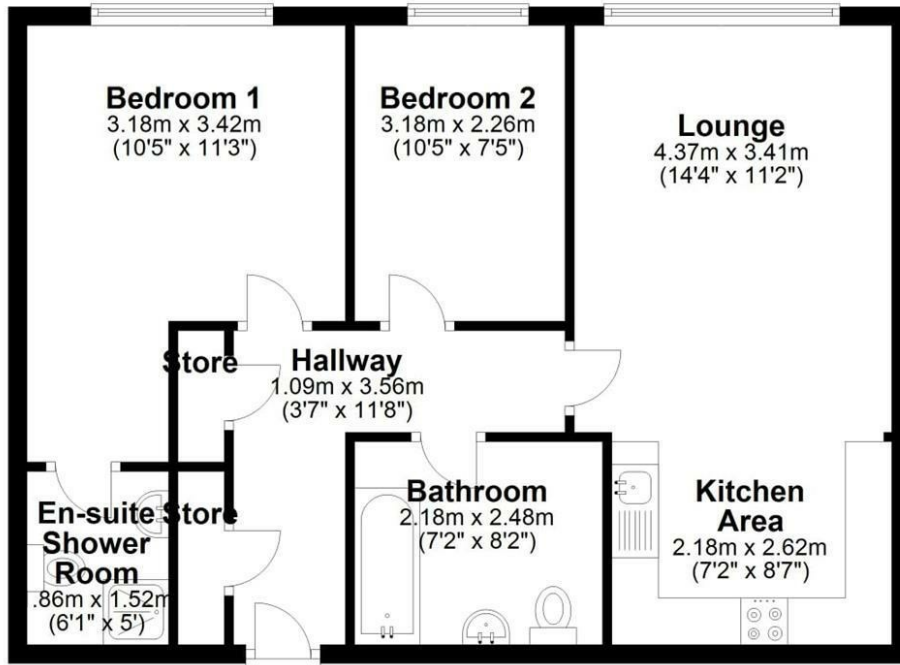


White suite comprising panel enclosed bath with mixer tap and shower attachment, heated towel rail, tiled walls and flooring.



## First Floor

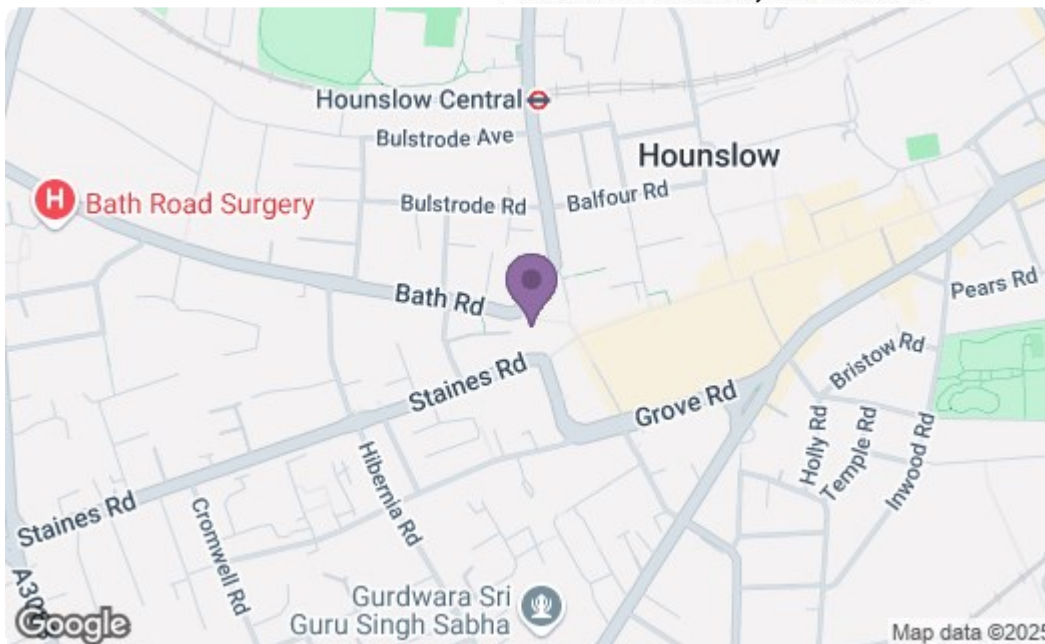
Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup  
Plan produced using PlanUp.

## Phoenix House, Hounslow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	76
(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		
England & Wales 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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