



### **Trinity Square, Staines Road, Hounslow, TW3 3GF**

**£135,000**

A ground floor studio apartment situated in the Heart of Hounslow with easy access to Hounslow shopping centre and bus routes, Hounslow Central tube and mainline station are all close by. The accommodation comprises a bright lounge/kitchen, sleeping area and a modern shower room.

The property also benefits from double glazed windows, heating system, secure entry phone system, atrium and concierge service. Ideal investment opportunity.

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### Communal Entrance

Entry phone system with stairs and lifts to all floors.

### Entrance Hallway

Cupboard housing tank and space for washing machine.

### Studio Room/Kitchen



Double glazed window, laminate flooring, built-in cupboard with sliding doors, electric heater.



### Kitchen Area



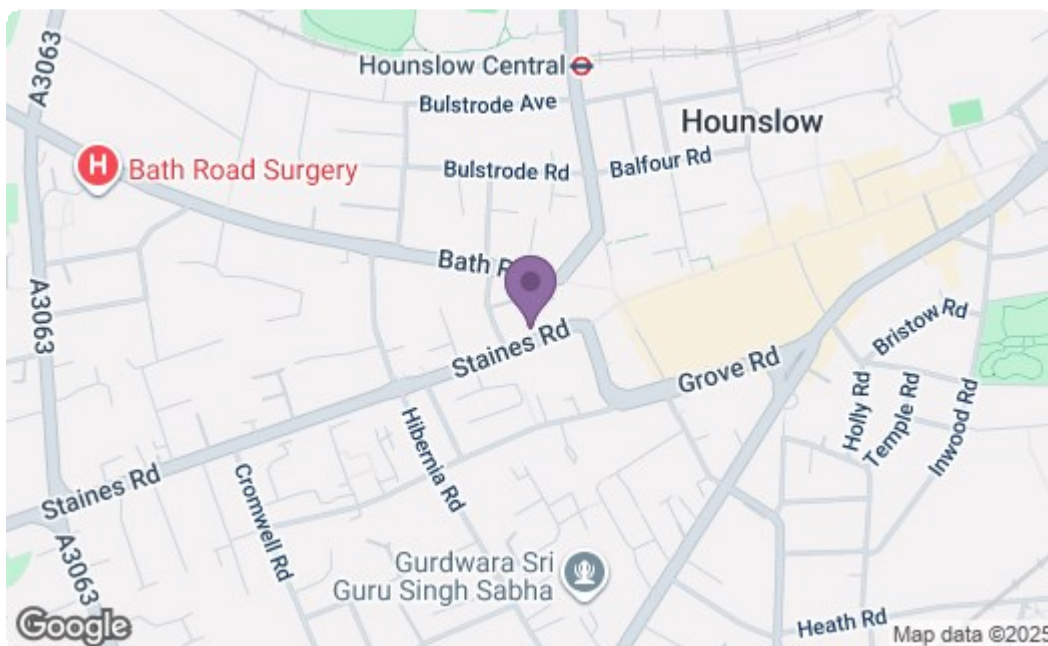
Single drainer sink unit with mixer tap and cupboard below, built-in hob and oven below, built-in microwave, power point.

### Shower Room



Tiled enclosed shower cubicle. wash hand basin, low level w/c, tiled walls and 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                                                                                              |         |           |
| <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>                                                                                                                         |         |           |
| (39-54) <b>E</b>                                                                                                                         |         |           |
| (21-38) <b>F</b>                                                                                                                         |         |           |
| (1-20) <b>G</b>                                                                                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                          |         |           |
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