



## Landelle Court, Brabazon Road, Hounslow

- Second Floor
- Two Bedrooms
- Spacious Reception Room
- Allocated Parking
- EPC Rating: B
- Modern Apartment
- Two Bathrooms (One En-Suite)
- Large Private Balcony
- Communal Gardens
- 117 Year Lease Remaining

**Offers In The Region Of £340,000**

**Tenure: Leasehold**

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# Landelle Court, Brabazon Road, Hounslow

## DESCRIPTION

Situated on Landelle Court in Brabazon Road is this spacious, light filled two bedroom apartment. The property is situated on the second floor and is in modern condition throughout being built approximately 9 years ago.

The property comprises a large entrance hall, modern three piece bathroom suite, master bedroom with its own en suite shower room and an additional second double bedroom, both of which with fitted wardrobes. The living area comprises modern fitted kitchen with integrated appliances and a large reception room. Outside, you have a private balcony, allocated parking space and communal gardens for residents.

Situated in a convenient location, you are within close proximity to amenities, transport links and dual carriageway/motorway links. Whether you are a first-time buyer, a small family, or looking for a lucrative investment opportunity, this property offers a perfect blend of comfort and style.

Don't miss the chance to make this modern apartment your new home. Contact us today to arrange a viewing and experience the charm of Landelle Court for yourself.

Leasehold:

117 Years Remaining

£340 Ground Rent Per Annum

£1,800 Service Charge Per Annum



## Landelle Court

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft



### Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



## Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	87		
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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