

Blackburn Way, Hounslow, TW4 5AH Guide Price £279,950











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A bright and spacious first floor apartment completed with a modern interior throughout and No Onward Chain!

Accommodation is spread over 593 sq.ft with two large bedrooms, a chic kitchen open plan with a reception/dining room, a stylish family bathroom suite, private balcony and storage cupboards. Supplementary to this is an approximate 132 years lease, allocated parking, secure entry system and communal gardens.

Situated nearby to Staines Road (TW4) the property is not short of local amenities and links into The Capital via Hounslow Overground & Underground Stations sited 0.9 miles from the property. There are also ample bus routes into Hounslow Town Centre, London Heathrow Airport and neighbouring towns as well as the A4/ A30 nearby for motorists. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

# **Key Features**

- No Onward Chain
- First Floor Apartment
  - Two Bedrooms
- Open Plan Kitchen/ Reception Room
  - Large Family Bathroom
    - Private Balcony
  - Allocated + On Street Parking
    - Approx. 132 Years Lease
- Communal Gardens + Secure Entry System
- Hounslow Overground + Hounslow West Station 0.9 miles







#### Lease

150 years commencing 1 January 2005

## **Service Charge**

£1,181.55 per annum

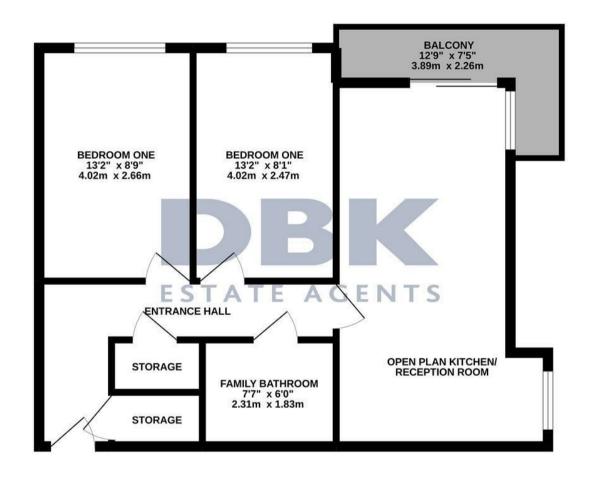
#### **Ground Rent**

£169.50 per annum

## **Parking**

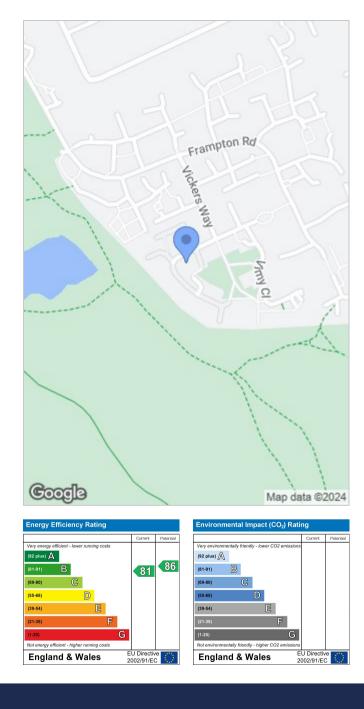
Allocated and on street parking

## FIRST FLOOR 593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Bropkian contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, or the properties of the properties



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