



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

**DBK**  
ESTATE AGENTS





## Blackburn Way, Hounslow, TW4 5AH

### Guide Price £279,950

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

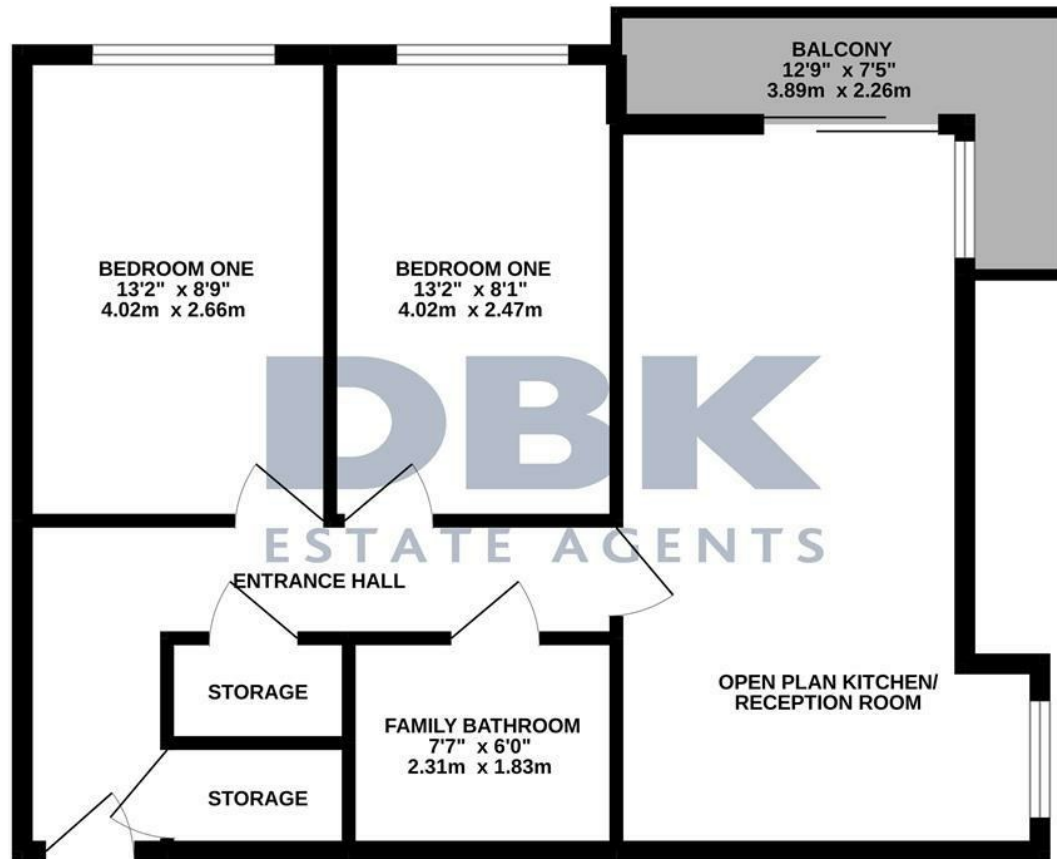
£169.50 per annum

### Parking

Allocated and on street parking

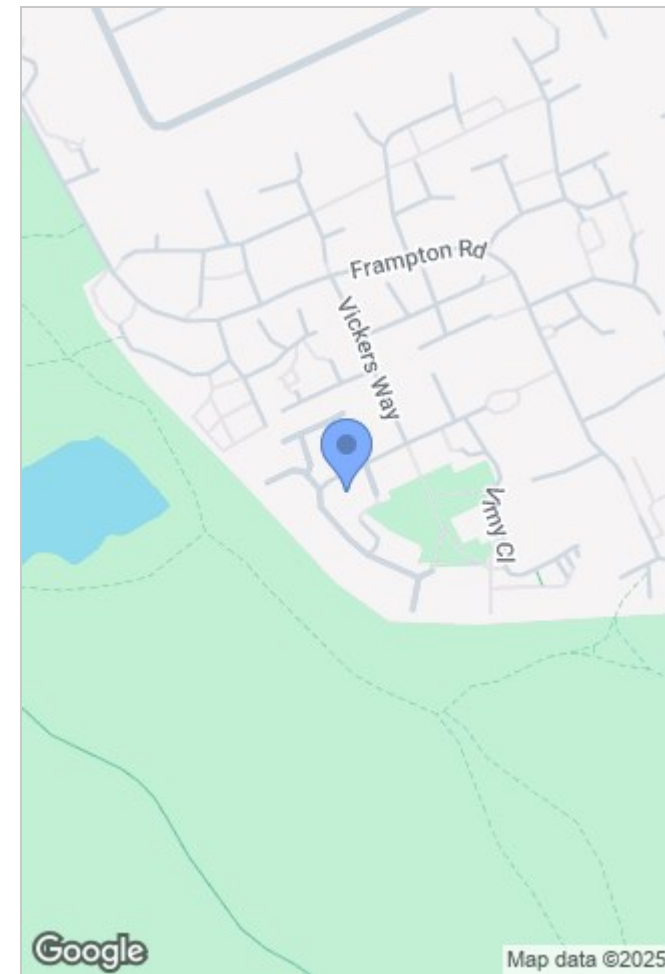


FIRST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	