



**Vickers Way, Hounslow, TW4 5EE**  
**Guide Price £209,950**

**DBK**  
ESTATE AGENTS



## Vickers Way, Hounslow, TW4 5EE

### Guide Price £209,950

A charming first-floor apartment boasting No Onward Chain!

This modern apartment features a thoughtfully designed layout, comprising one bedroom, a welcoming reception room, the well-appointed separate kitchen adds a touch of practicality allowing for distinct spaces for cooking and living. The family bathroom complements the property, offering convenience and functionality.

With a secure entry system in place you can enjoy peace of mind and the property comes with a 189 years lease.

Parking is a breeze with dedicated parking spaces, ensuring convenience for residents with vehicles. Additionally, residents have the opportunity to enjoy the beauty of communal gardens, creating a sense of community and a pleasant outdoor space for relaxation.

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
  - One Bedroom
  - Reception Room
  - Separate Kitchen
  - Family Bathroom
  - 189 Years Lease
    - Parking
- Secure Entry System
- Communal Gardens



### Lease

189 years remaining

### Service Charge

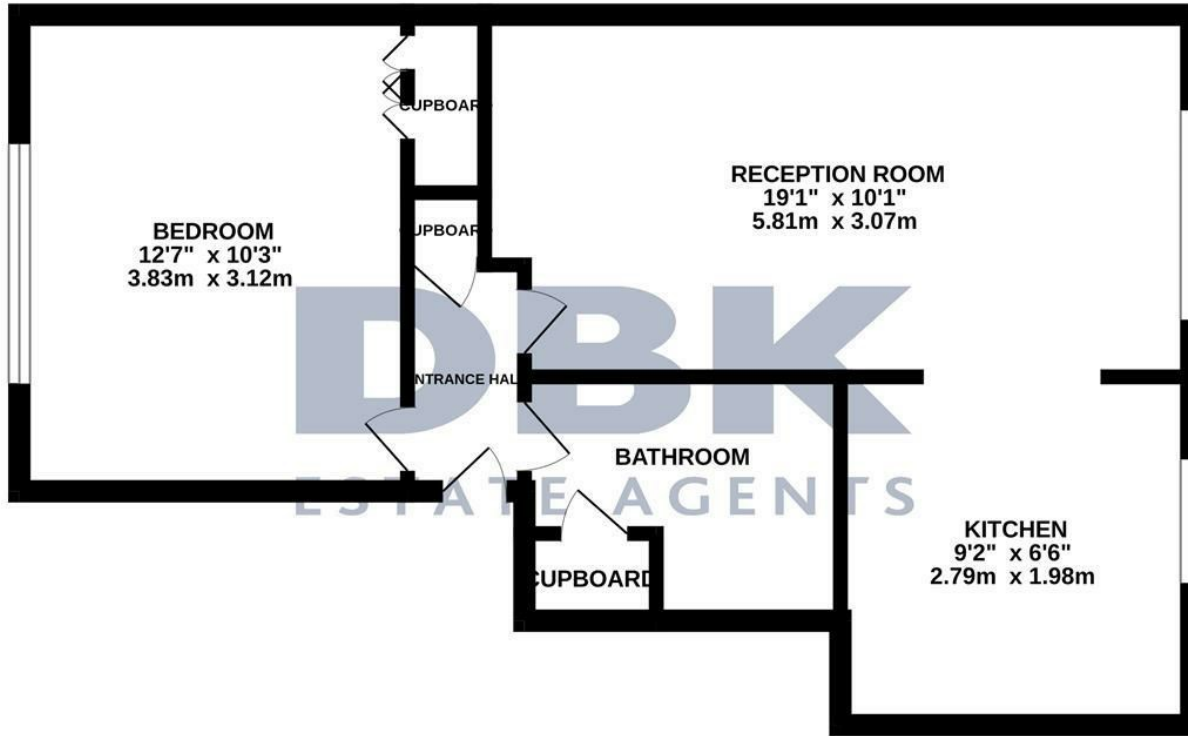
£1,369.21 per annum

### Ground Rent

£630.08 per annum

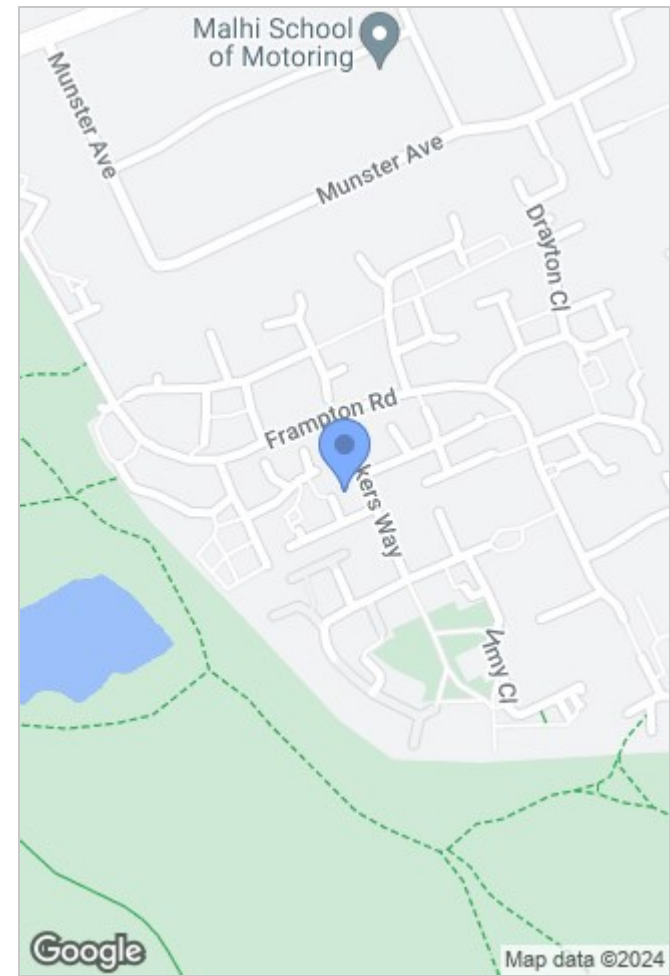


474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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		72	79
(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	