



**Cranston Close, Hounslow, TW3 3DQ**  
**Guide Price £309,950**

**DBK**  
ESTATE AGENTS





## Cranston Close, Hounslow, TW3 3DQ

### Guide Price £309,950

This beautifully refurbished ground-floor apartment offers modern living at its finest with a sleek, contemporary design throughout and NO ONWARD CHAIN!

Boasting two spacious double bedrooms, including a master bedroom with fitted wardrobes, this property is ideal for those seeking comfort and style. The large reception room provides ample space for relaxation, while the modern kitchen features high-end granite worktops. The fashionable shower room adds a touch of elegance and additional storage throughout ensures a clutter-free home.

Outside, you'll enjoy access to well-maintained communal gardens and the convenience of allocated parking. With a new 140-year lease to be granted on completion, the property has added security and peace of mind.

Ideally established in the heart of the town there are excellent nearby transport links located within walking distance such as; Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within proximity. The property falls within the catchment for various local reputable schools such as The Heathlands School, St Mark R.C School, Hounslow Heath Infant & Nursery School, St Michael & St Martin's Primary & Nursery School & Beavers Community Primary School.

## Key Features

- Modern Interior + Refurbished Throughout
  - No Onward Chain
  - Ground Floor Apartment
- Two Double Bedrooms (Master Bedroom with Fitted Wardrobes)
  - Large Reception Rooms
- Modern Kitchen with Granite Worktops
  - Fashionable Shower Room/ WC
  - Ample Storage
- Communal Gardens + Allocated Parking
  - New 140 Years Lease



### Lease

New 140 years lease

### Service Charge

£841.00 per annum

### Ground Rent

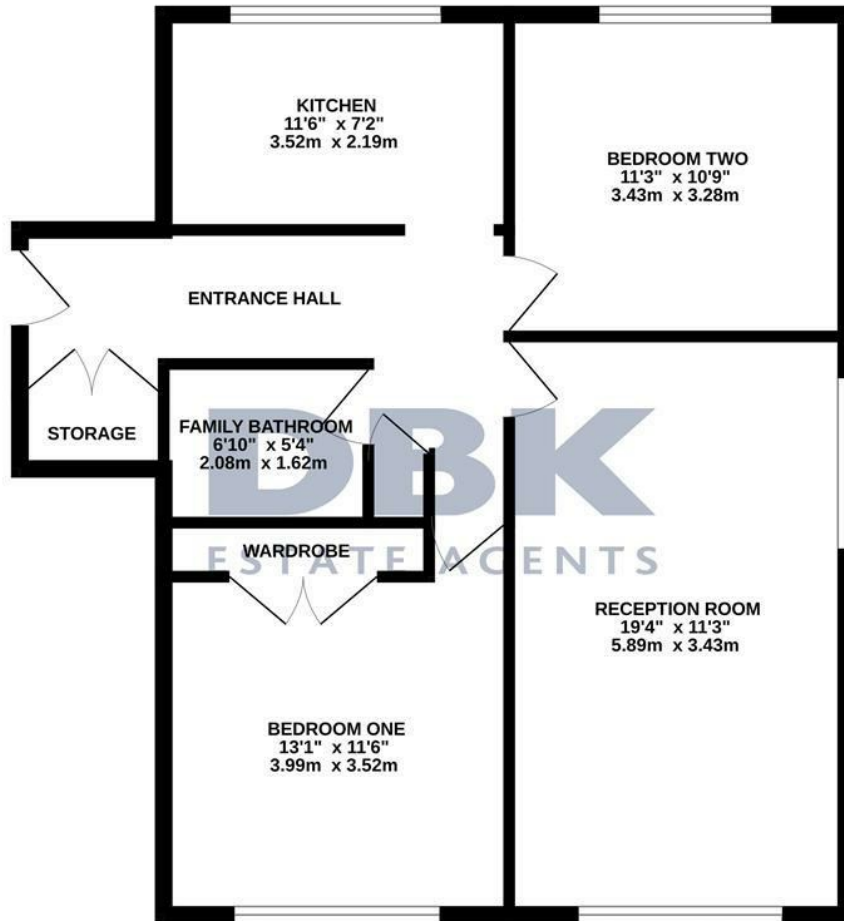
£534.00 per annum

### Parking

One allocated parking space

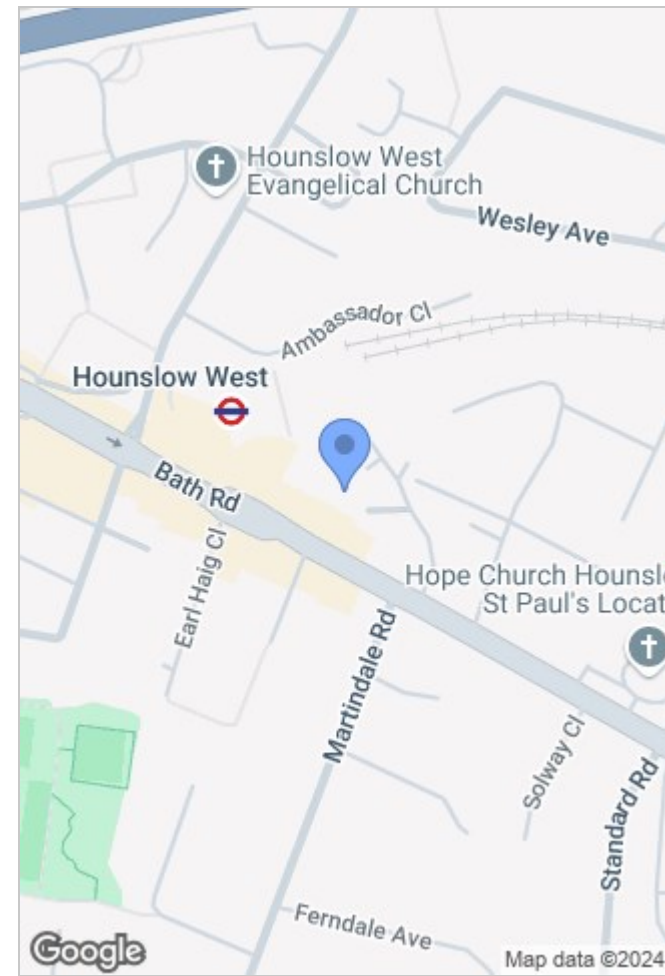


GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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                                 |  |                         | 77        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 43                      |           |
| (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   |  |                         | 77        |
| (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 |           |

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