



Noel Court, Bath Road, TW4 7DD
Guide Price £299,950

DBK
ESTATE AGENTS



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Nestled within this popular private development, known as 'Noel Court' and just 0.3 miles from Hounslow West Underground Station comes this well proportioned ground floor apartment with NO ONWARD CHAIN.

The property embraces two sizeable bedrooms, reception room, kitchen, family bathroom and its own private rear garden with rear and side access. Supplementary to this is a large well maintained communal garden with a court yard area, gas central heating, double glazed windows and a new lease of 150 years.

****The property also has the potential to be converted into a three bedroom apartment, subject to approval**.**

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

- No Onward Chain
- Ground Floor Apartment with Own Entrance
- Private Rear Garden with Gated Access
 - Two Double Bedrooms
 - Large Kitchen
 - Reception Room
 - Family Bathroom/ WC
- New 150 Years Lease + Well Maintained Communal Gardens
- Current Rental Income £1,700 PCM
- Walking Distance to Hounslow West Station



Lease

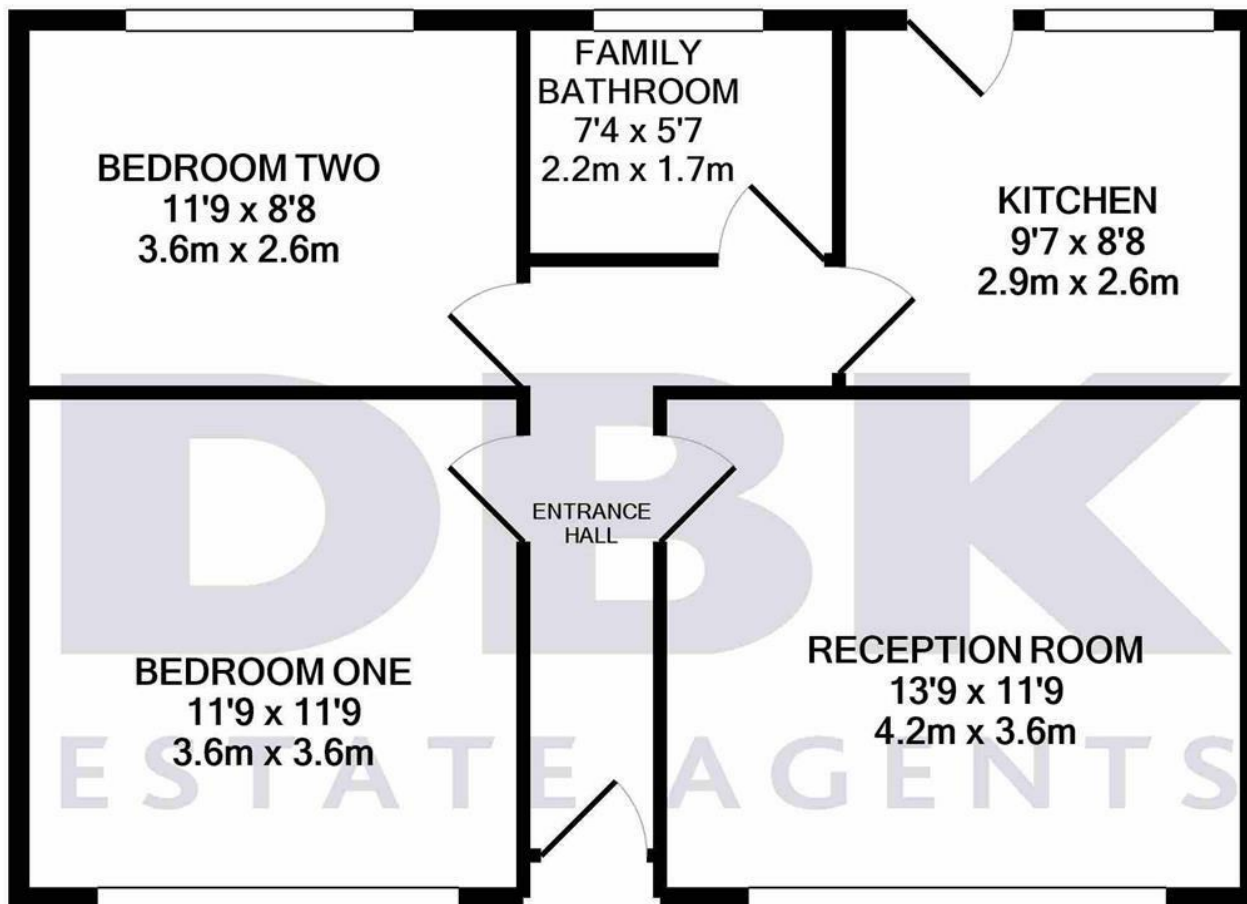
Approximately 61 years

Service Charge

£989.39 per annum includes buildings insurance

Ground Rent

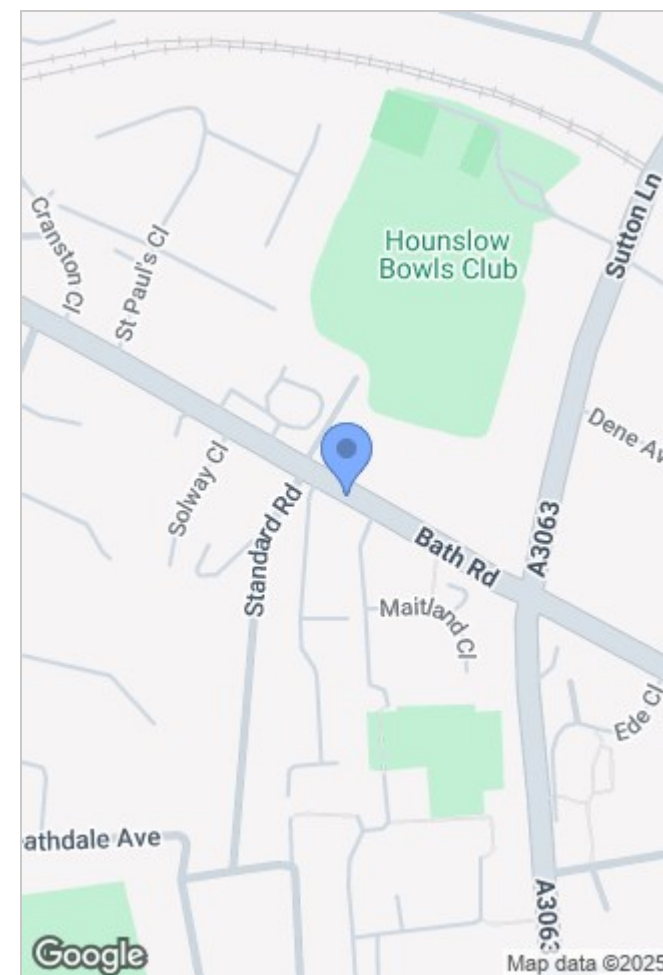
£100.00 per annum



TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	