





This stunning, modern 2-bedroom, 2-bathroom apartment in the sought-after Elm Tree Court development offers contemporary living in the heart of Heston. Situated on the first floor, this spacious 797 sq ft flat boasts an open-plan layout with a fully fitted kitchen featuring integrated appliances, a bright living and dining area, and two well-sized bedrooms, including a master with an en-suite. Additional highlights include a family bathroom, secure gated parking, lift access, and a secure entry system.

Perfectly positioned near Heston Leisure Centre, Heston Park, local schools, and excellent transport links, including bus routes to surrounding areas and Heathrow Airport, this property ensures convenience at your doorstep. With 120 years remaining on the lease, 5 years of new-build warranty, and reasonable service charges of approximately £1,550 per annum, this apartment is ideal for homeowners or investors seeking a low-maintenance yet luxurious lifestyle.

Modern 2-Bed, 2-Bath: Stylish apartment in Elm Tree Court.

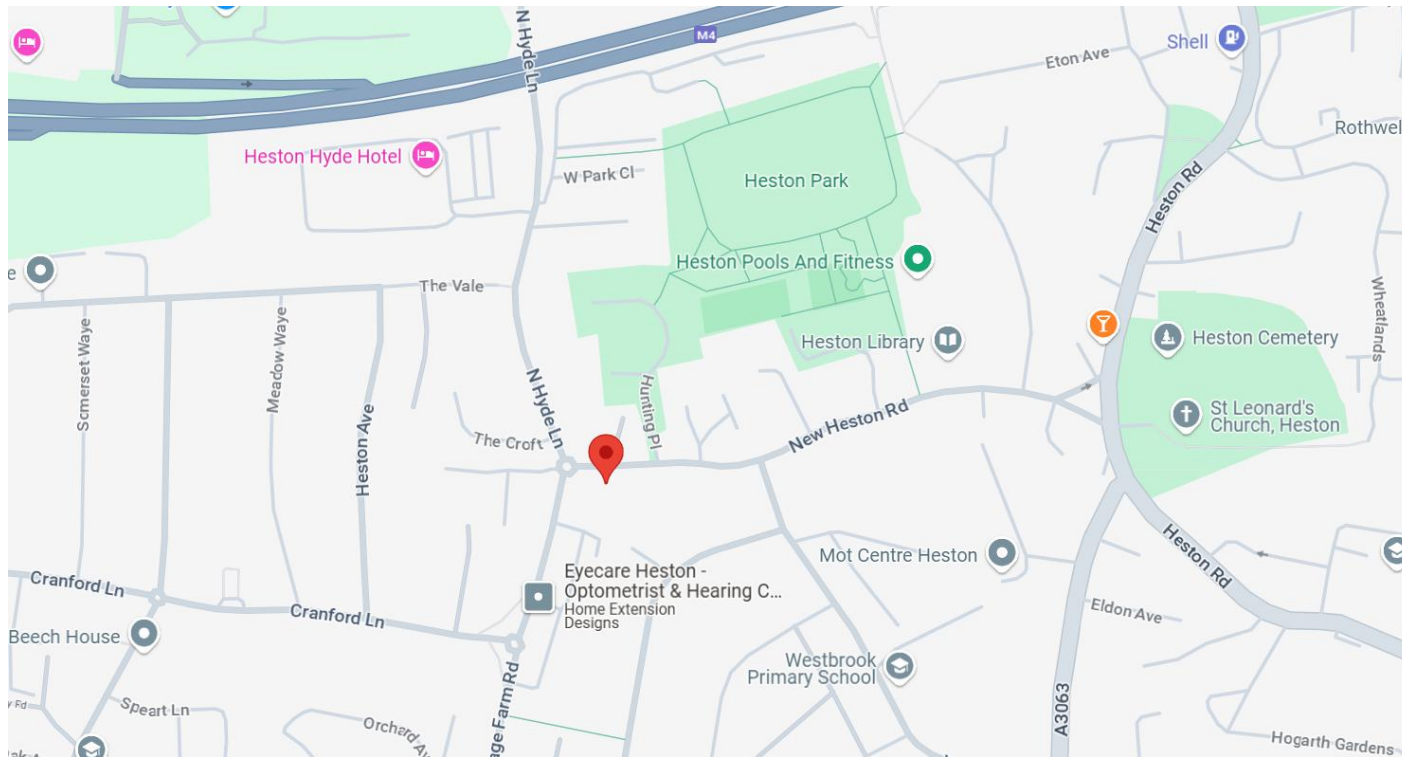
Spacious 797 sq ft: Open-plan kitchen, dining, and living area.

Secure Living: Gated parking, lift access, and entry system.

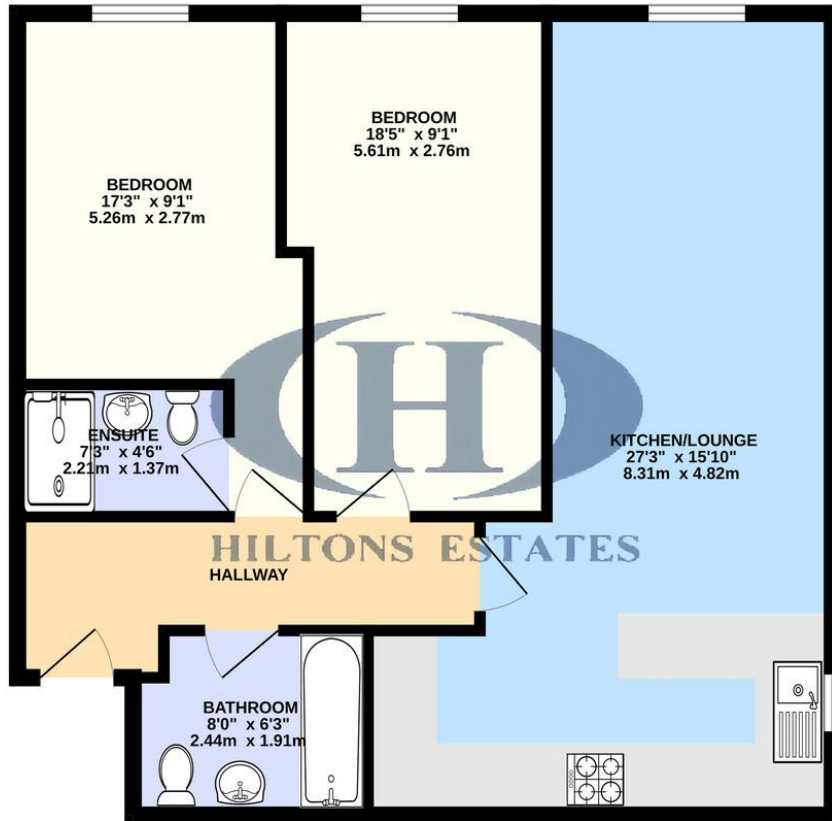
Long Lease: 120 years with 5 years warranty.

Call NOW for further details.





GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.