





Hiltons Estates is pleased to present this Stunning 1 bedroom apartment with lift access. The well sized kitchen leads to a spacious living room and a balcony. The property comes with 1 double bedroom and a spacious bathroom. There is allocated secure gated parking and access to a rooftop garden and communal gardens!!! Close to local amenities, shops, schools, places of worship and transport links it offers comfort in a central location. Long lease 990 years remaining, Service Charge £2,4115pa and Ground Rent £299pa. This property is a Brilliant Opportunity for First Time Buyers, Commuters and INVESTORS!!! Book your viewings now!! Highly Recommended! Not to be missed!

Stunning 1 bedroom apartment with lift access!

Balcony, Secure Allocated Parking and Long lease 990 years!

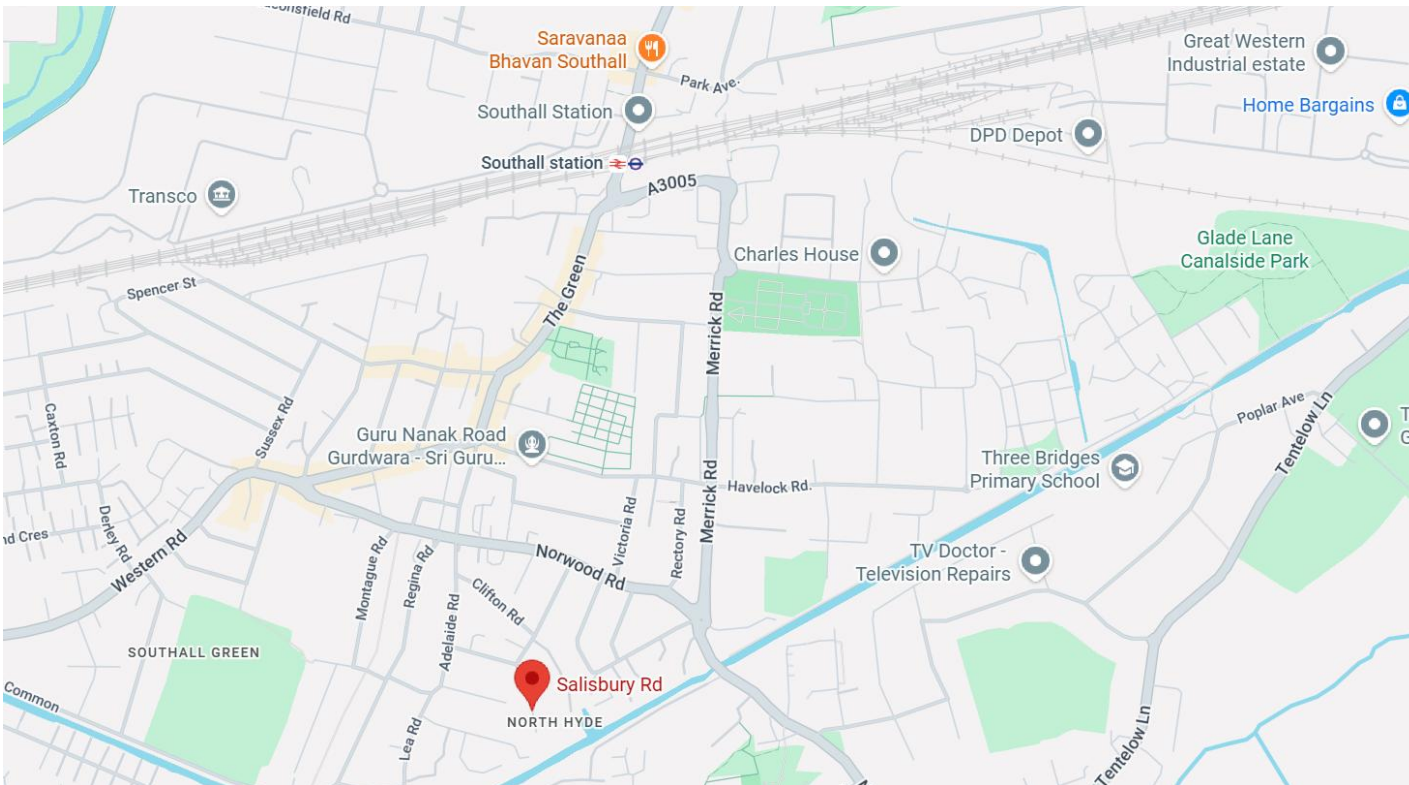
Walking distance to local amenities, shops, schools, places of worship and transport links!

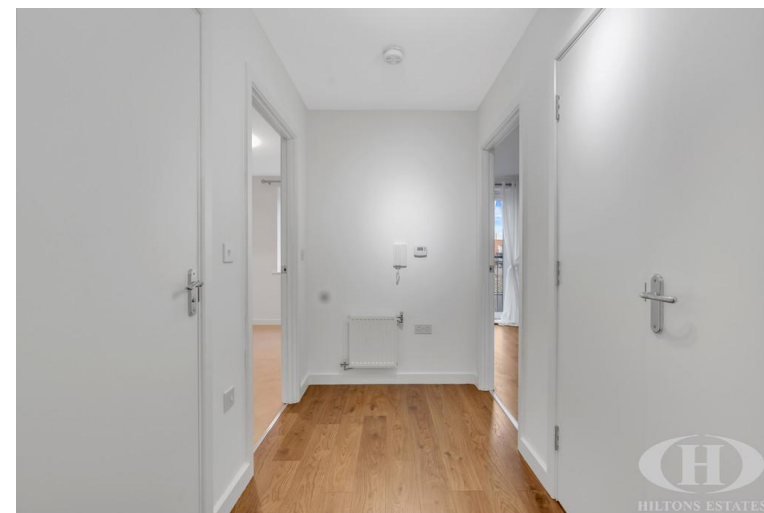
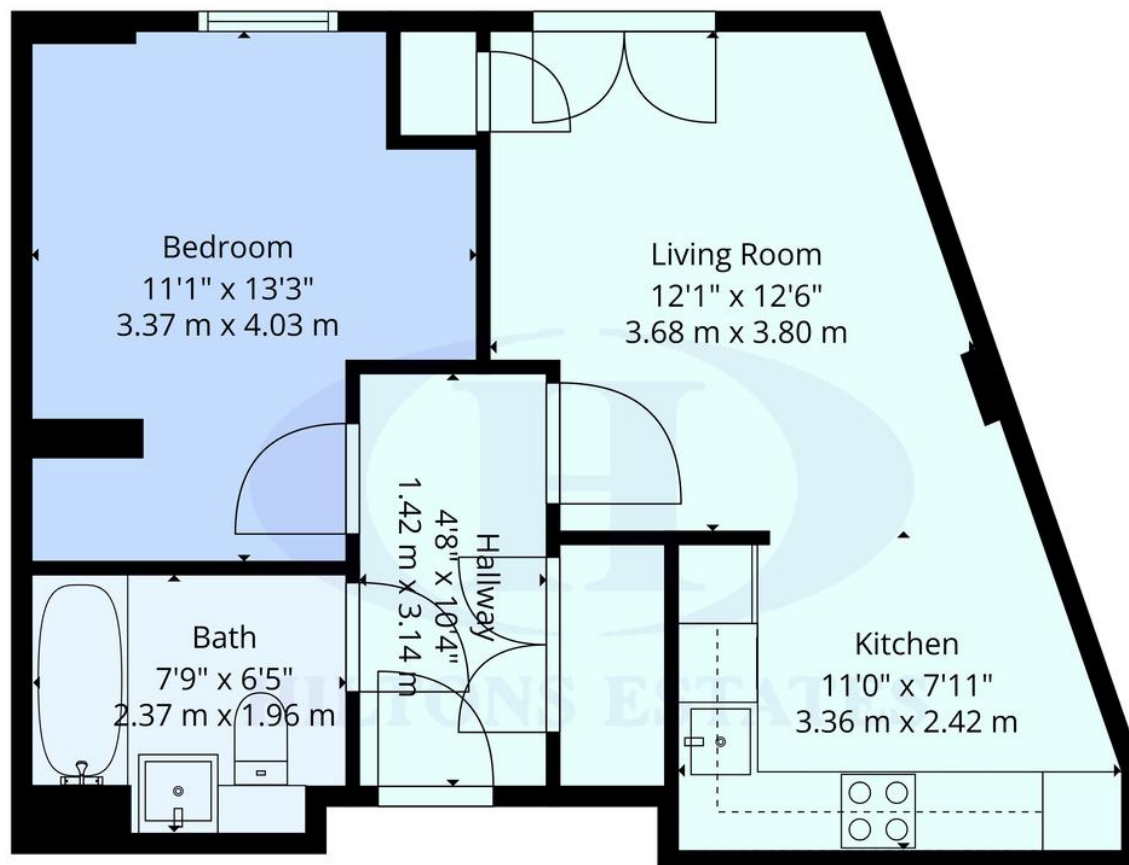
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

**TOTAL: 479 sq. ft, 44 m2**  
 1st floor: 479 sq. ft, 44 m2  
 EXCLUDED AREAS: WALLS: 46 sq. ft, 5 m2

**Hiltons Estates, 137 Western Road**  
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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 are 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.