



barnard marcus

Elthorne Court Boundaries Road, Feltham TW13 5DX

welcome to

Elthorne Court Boundaries Road, Feltham

Introducing a charming ground floor maisonette nestled in the desirable Elthorne Court on Boundaries Road in Feltham. This impeccably maintained property boasts two generously proportioned double bedrooms, each offering ample storage space. Enjoy the convenience of a modern new kitchen and a conservatory/utility room, perfect for versatile living arrangements. Step outside to discover a delightful grass garden, ideal for relaxation. Additionally, a shed provides supplementary storage solutions.

Elthorne Court is located a short walk from Feltham High Street making it a brilliant location close to Feltham college, Feltham station and local amenities. The property is also close to the A316 leading to the M3 with access to the M25 and Heathrow Airport.

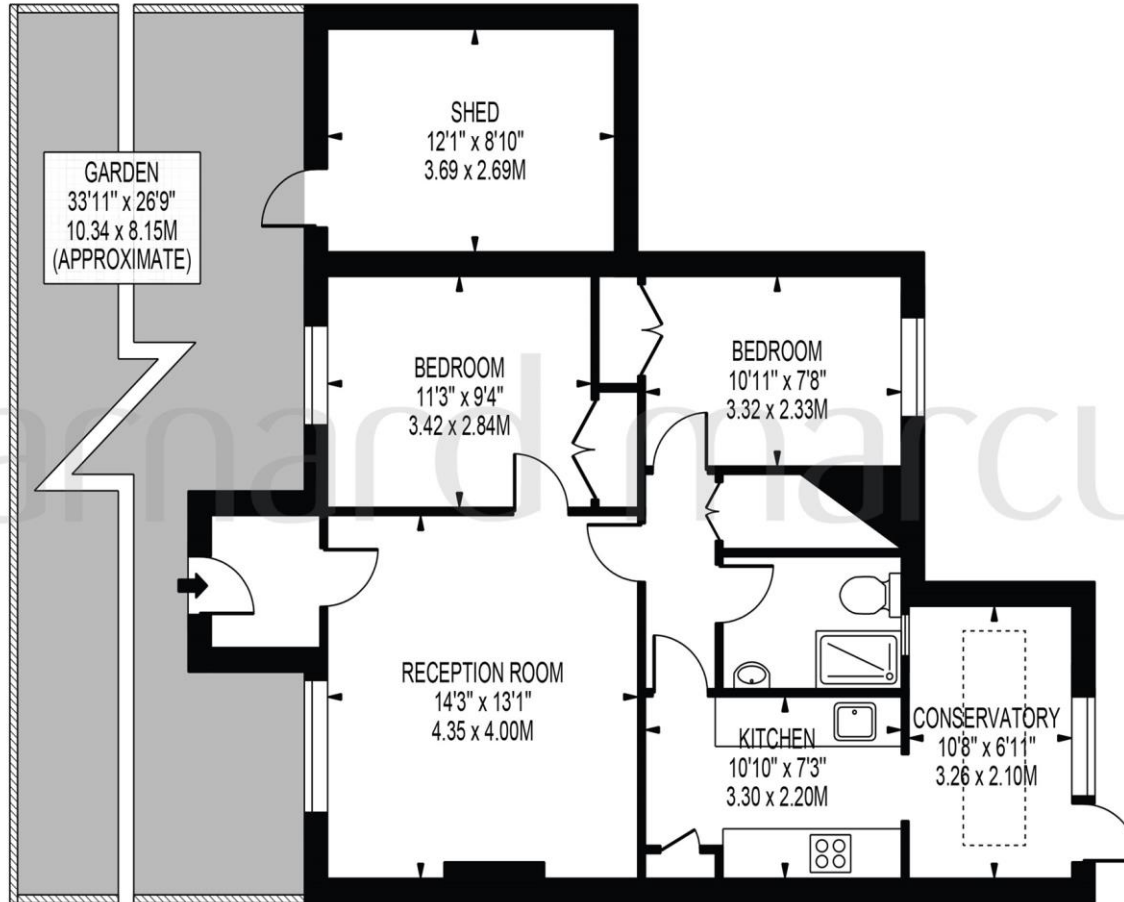


ELTHORNE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.68 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 107 SQ FT - 9.93 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- GROUND FLOOR MAISONETTE - TWO DOUBLE BEDROOMS WITH WARDROBE SPACE
- NO CHAIN
- NEW MODERN KITCHEN
- CONSERVATORY/UTILITY ROOM OFF THE KITCHEN
- REAR GARDEN

Tenure: Leasehold EPC Rating: Awaited

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL111808](https://www.barnardmarcus.co.uk/Property/FEL111808)

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Aug 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
FEL111808 - 0002


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