



**Sheridan Court, Vickers Way, Hounslow, TW4 5EE**

## **Welcome to**

### **Sheridan Court, Vickers Way, Hounslow**

A charming and well-presented one bedroom purpose built ground floor flat, situated a short walk from Staines Road Hounslow, this is the perfect opportunity for a first time purchase or investment opportunity.

The property comprises of a well-proportioned living room which leads on to a separate kitchen with ample storage space. You will also find a large double bedroom as well as a fantastic recently refurbished, three piece family bathroom.

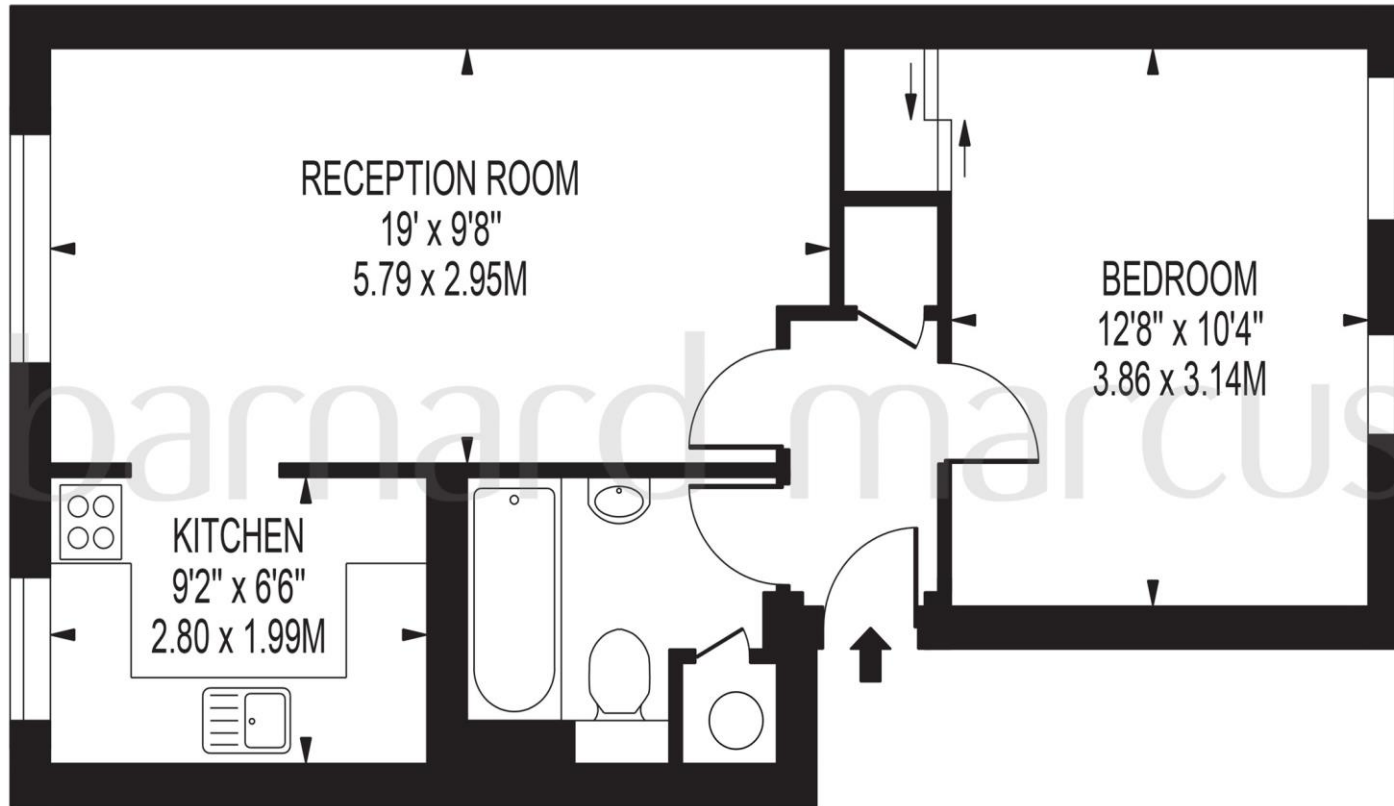
Further benefits include, private allocated parking, lovely communal garden space and a security phone entry system and long lease.

Located near Staines Road (TW4) you will find a number of local amenities as well as fantastic transport links. Hounslow Underground Station is a short distance away and the area is serviced by a variety of local bus routes taking you in and around the surrounding areas. Hounslow Town Centre, Heathrow Airport are easily accessible for motorists with the A4/A30 being in close proximity.



# SHERIDAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 475 SQ FT - 44.16 SQ M



## GROUND FLOOR

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.

**Welcome to**

**Sheridan Court, Vickers Way, Hounslow**

- ONE BEDROOM
- GROUND FLOOR
- ALLOCATED PARKING
- COMMUNAL GARDENS
- LONG LEASE
- SECURE ENTRY PHONE SYSTEM
- IMMACULATE PRESENTATION
- RECENTLY REFURBISHED BATHROOM

Tenure: Leasehold EPC Rating: C

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL111129](https://www.barnardmarcus.co.uk/Property/FEL111129)

This is a Leasehold property with details as follows; Term of Lease 190 years from 01 Jan 1988. 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:  
FEL111129 - 0002

 barnard marcus



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