



Katherine Court Park Road, FELTHAM TW13 6AQ



welcome to

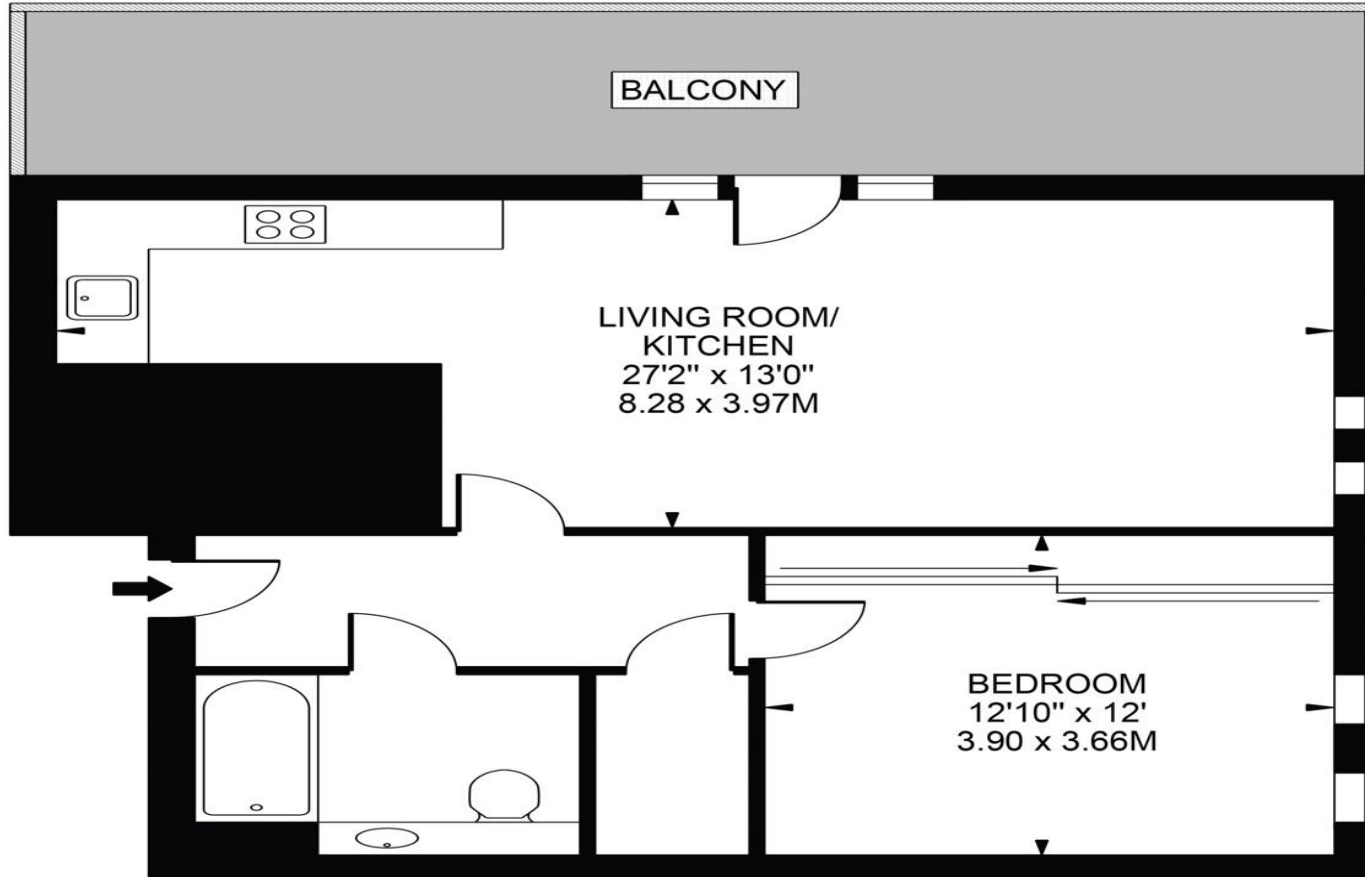
Katherine Court Park Road, FELTHAM

This beautifully presented third floor, one double bedroom, apartment located on Park Road is in pristine condition as the building is five years old and still covered under the 10-year new build warranty. The property is to be sold CHAIN FREE and is ideal for investors or first time buyers.



KATHERINE'S COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 618 SQ FT - 57.43 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.

Welcome to Katherine Court on Park Road, where modern comfort meets convenience in this one bedroom, one bathroom apartment situated on the third floor. Boasting a contemporary design and practical layout, this residence is just 5 years old and still covered by the remaining 5 years of its 10-year warranty, ensuring peace of mind for residents. Step inside to discover an open-plan kitchen/diner with built-in appliances and ample storage. The inviting lounge extends onto a balcony, providing an ideal spot for enjoying summer evenings.

The main master bedroom is well proportioned and ensures comfortable living arrangements including a large, fitted wardrobe. The property further benefits from undercover allocated parking space with FREE electric charging points to take advantage of adding convenience and security. A secure entry phone system further enhances safety within the building.

Park Road is located just off Hounslow Road right next to the M3 and A216, Ideal location within walkable distance to bus routes that take you into Twickenham, Hounslow, and Feltham. Road right next to the M3 and A216, Ideal location within walkable distance to bus routes that take you into Twickenham, Hounslow, and Feltham.

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Katherine Court Park Road, FELTHAM

- NEW BUILD ONLY FIVE YEARS OLD
- ONE DOUBLE BEDROOM
- CHAIN FREE
- IMMACULATELY PRESENTED
- LARGE BALCONY OFF THE LOUNGE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL111464



Property Ref:
FEL111464 - 0003

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.

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