



Camellia House Tilley Road, Feltham TW13 4GJ

Welcome to

Camellia House Tilley Road, Feltham

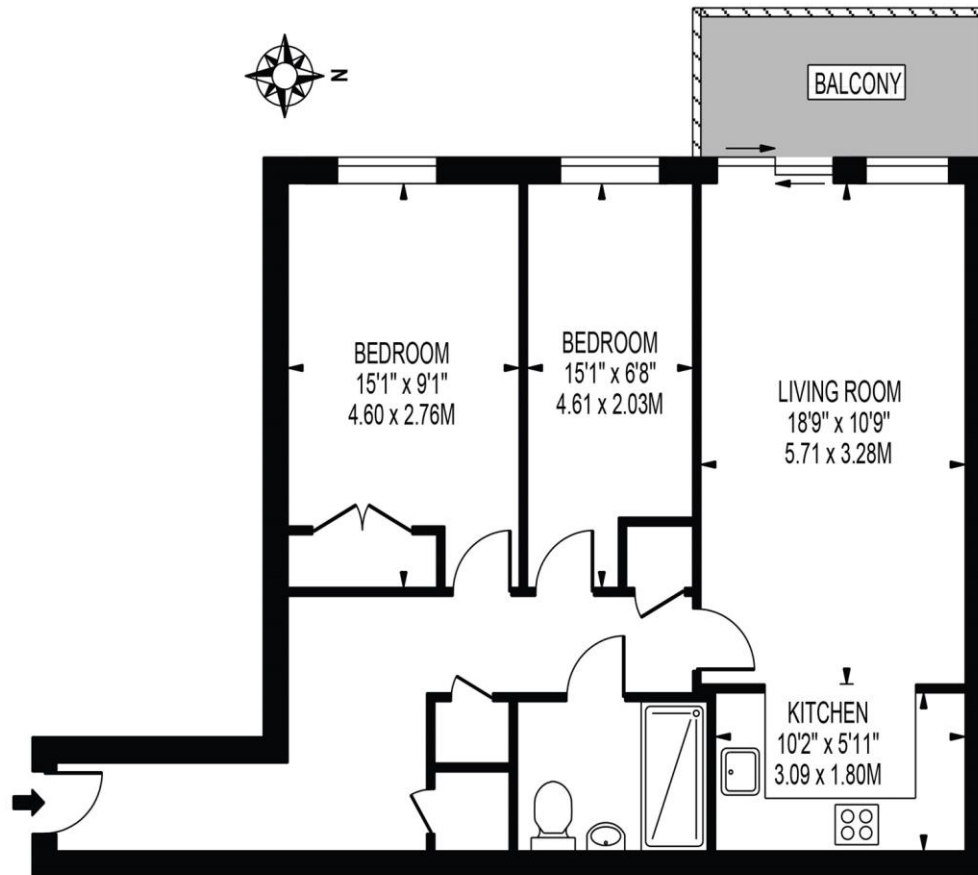
75% SHARE AVAILABLE This charming two-bedroom, one-bathroom upper-floor apartment in Camellia House combines comfort with convenience. It boasts a spacious lounge area that opens onto a private balcony, providing an ideal spot for enjoying your morning coffee or unwinding in the evenings. The property features a secure entry phone system, ensuring peace of mind and security for residents. It comes with a long lease, offering stability and peace of mind for the future. Additionally, resident permit parking is available on the surrounding roads for just £84 a year, making it easy to come and go as you please.

Camellia House superbly located on the high street next door to a large Asda and Feltham's centre retail park. you also benefit from Feltham mainline train station (zone 6, frequent trains to Waterloo - 30 mins), Feltham Centre shops including supermarkets (Asda, Tesco, Aldi and Lidl), GP surgery, Library, Reach Academy rated 'outstanding' by Ofsted, Bus station, buses to Heathrow and Kingston. Also within close proximity is Hatton Cross underground (Piccadilly Line, zone 6) and the A316 leading to the M3 with access to the M25 and Heathrow Airport.



CAMELLIA HOUSE, TILLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 701 SQ FT - 65.12 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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Camellia House Tilley Road, Feltham

- 75% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- BRIGHT AND WELL MAINTAINED THROUGHOUT
- UPPER FLOOR APARTMENT

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3265.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£198,750



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112272



Property Ref:
FEL112272 - 0004

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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