



**Candle Court Heath Road, Hounslow TW3 2NB**



**welcome to**

## **Candle Court Heath Road, Hounslow**

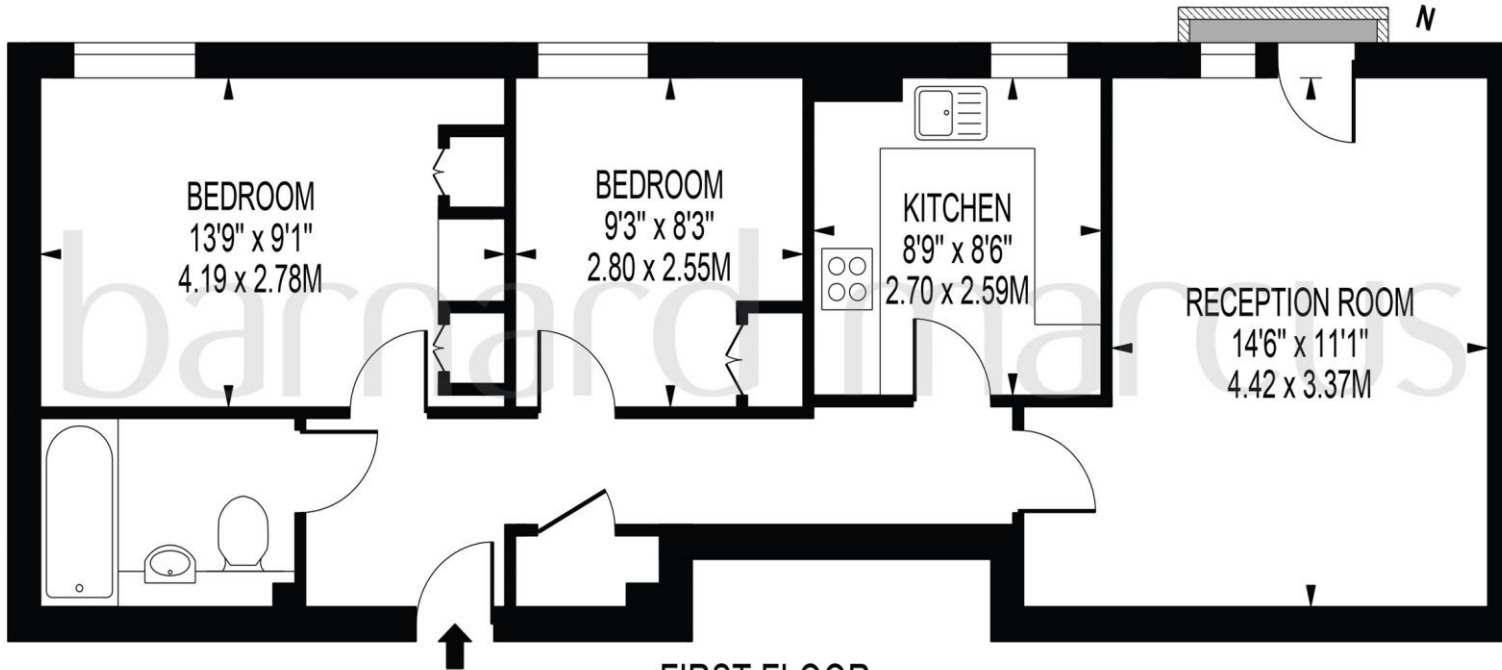
Welcome to this charming two-bedroom first-floor apartment in Candle Court, located on Heath Road in Hounslow. This well-maintained property retains its original condition, offering a unique opportunity to personalize your new home. The apartment features a spacious and bright living room, benefiting from a south-facing aspect that fills the room with plenty of natural light. The living area extends onto a delightful Juliette balcony. Both bedrooms are generously sized and offer ample space for relaxation and storage, additionally there is a family bathroom with a three-piece suite. Residents of Candle Court can enjoy access to a communal roof terrace and a secure play area within the gated development, offering a safe and pleasant environment for families. The property features an entry phone system for added security and peace of mind. The apartment comes with a long lease of 109 years, ensuring a secure investment. This property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize without compromising on space and comfort.

Heath Road is conveniently located right next to Hounslow station where you can get the Piccadilly line direct into London, you also have the benefit of being a short walk to the bus stop that takes you Twickenham and Heathrow as well as Feltham and more.



## CANDLE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 609 SQ FT - 56.58 SQ M



### FIRST 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.

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## Candle Court Heath Road, Hounslow

- WALKING DISTANCE TO HOUNSLOW STATION
- TWO BEDROOM APARTMENT
- WELL MAINTAINED THROUGHOUT
- FIRST FLOOR APARTMENT
- SECURE GATED DEVELOPMENT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112253](https://barnardmarcus.co.uk/Property/FEL112253)



Property Ref:  
FEL112253 - 0007

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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