



Saffron Court, Staines Road, FELTHAM, TW14 8PQ

Welcome to

Saffron Court, Staines Road, FELTHAM

This spacious and well-presented two-bedroom apartment is located in the sought-after Saffron Court, Feltham. Boasting a bright and expansive 17-foot reception room with direct access to a private balcony, this home offers a perfect space for relaxation and entertaining. The property features two generously sized double bedrooms, alongside a modern, well-appointed bathroom.

The separate kitchen comes fully equipped with ample storage and workspace, catering to all your culinary needs. Positioned within a small block, this apartment benefits from a very long lease of 946 years, offering peace of mind for years to come.

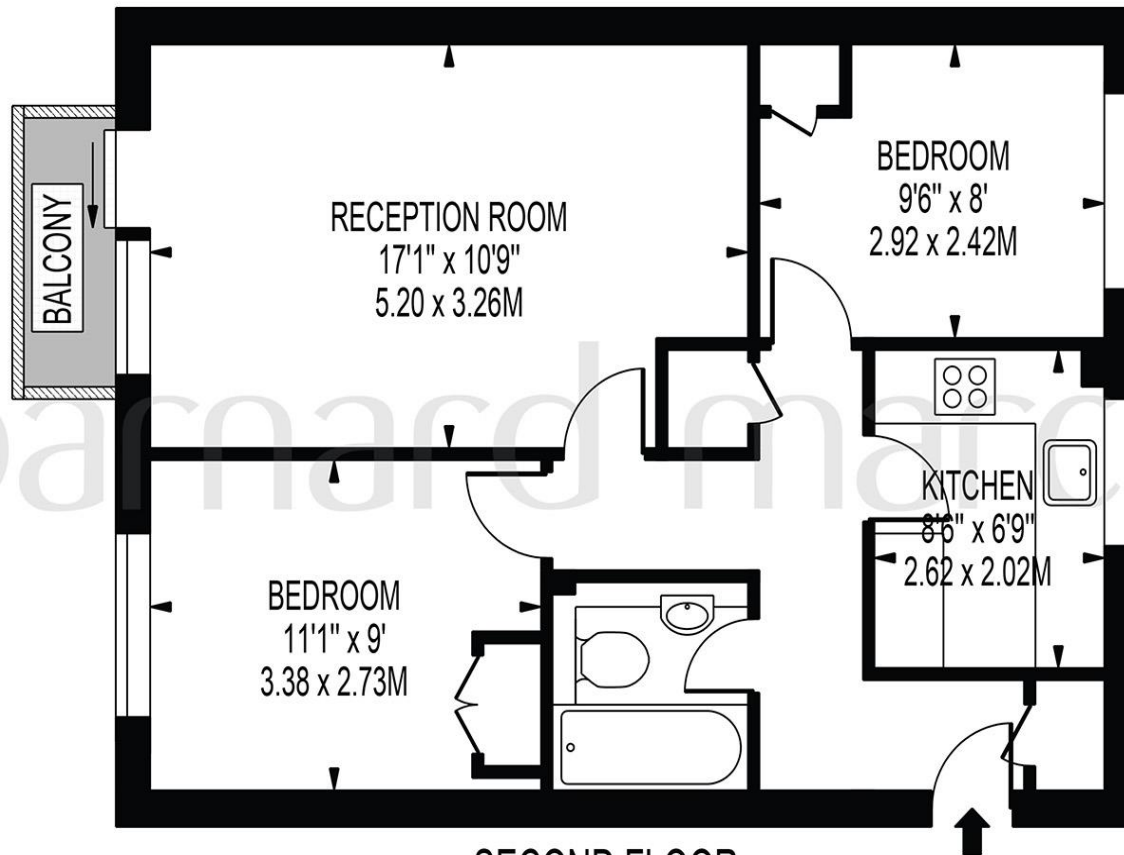
Additional highlights include allocated gated parking, ensuring secure off-street parking, making this an ideal choice for those looking for both comfort and convenience.

Staines Road is ideally located for access to Feltham Town Centre and the superb Mainline Train Station that serves London Waterloo in under 30 minutes, plus bus routes to Hounslow are on your doorstep, other routes such as the 116, 117, 490, 285, 90, and 235 can easily be accessed. Local schools can be reached by foot which adds to the number of benefits this property has!



SAFFRON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 544 SQ FT - 50.57 SQ M



SECOND 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

Saffron Court Staines Road, FELTHAM

- TWO BEDROOM SECOND FLOOR APARTMENT
- LONG LEASE OF 946 YEARS
- ALLOCATED GATED PARKING
- 17 FT RECEPTION ROOM
- BALCONY

Tenure: Leasehold EPC Rating: F

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1971.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



view this property online barnardmarcus.co.uk/Property/FEL111786



Property Ref:
FEL111786 - 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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Please note the marker reflects the
postcode not the actual property