



**Park House, Staines Road, Feltham, TW14 8PA**



***Welcome to***

## **Park House Staines Road, Feltham**

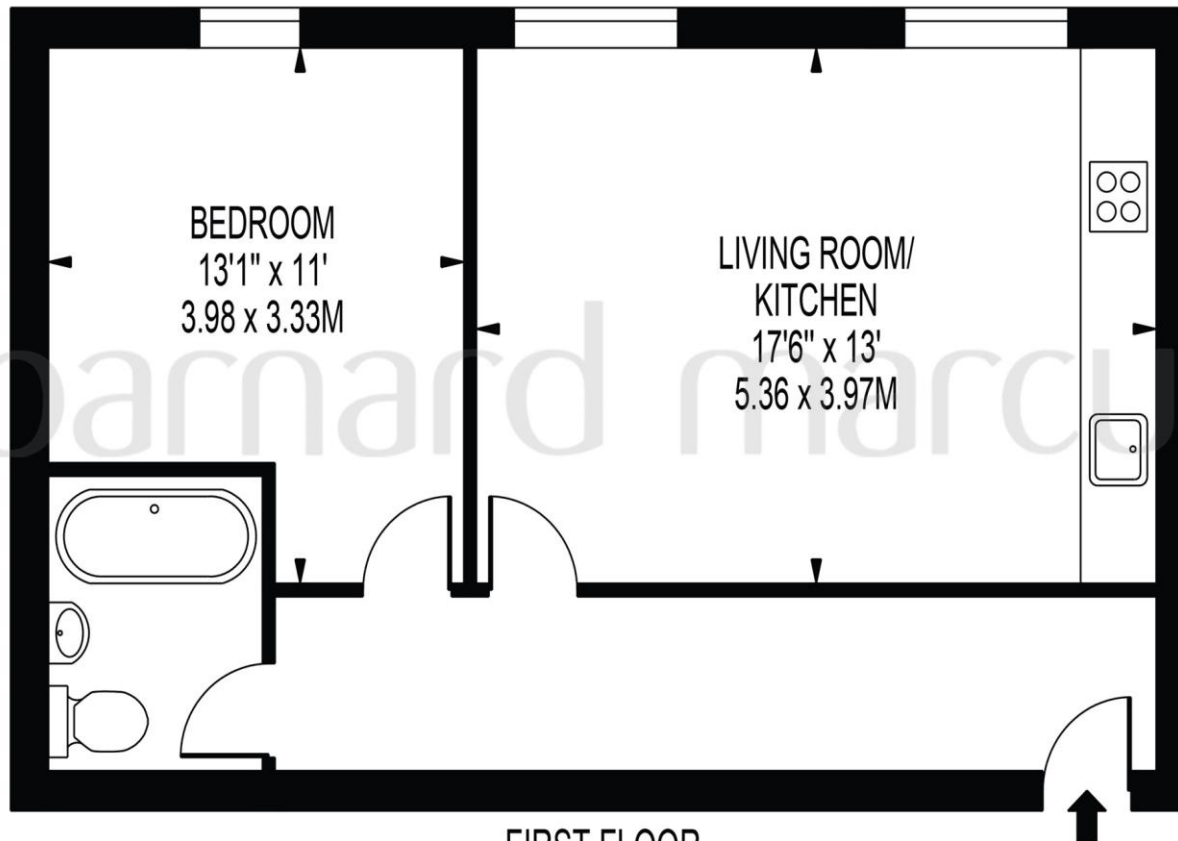
This modern one-bedroom apartment in Park House, Staines Road, Feltham, offers stylish living with a contemporary finish throughout. The property features a spacious open-plan living area, a well-equipped kitchen, and a comfortable bedroom. It benefits from a secure entry phone system, an allocated parking space, and a long lease, making it an excellent choice for first-time buyers or investors. Conveniently located close to local amenities and transport links, this apartment provides 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!



# PARK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 512 SQ FT - 47.52 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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## **Park House Staines Road, Feltham**

- ONE BEDROOM APARTMENT
- FIRST FLOOR APARTMENT
- LONG LEASE
- ALLOCATED PARKING SPACE
- SECURE ENTRY PHONE SYSTEM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£215,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112679](https://barnardmarcus.co.uk/Property/FEL112679)



Property Ref:  
FEL112679 - 0015

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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