



**Belvedere House Lemon Grove, Feltham TW13 4DH**



**welcome to**

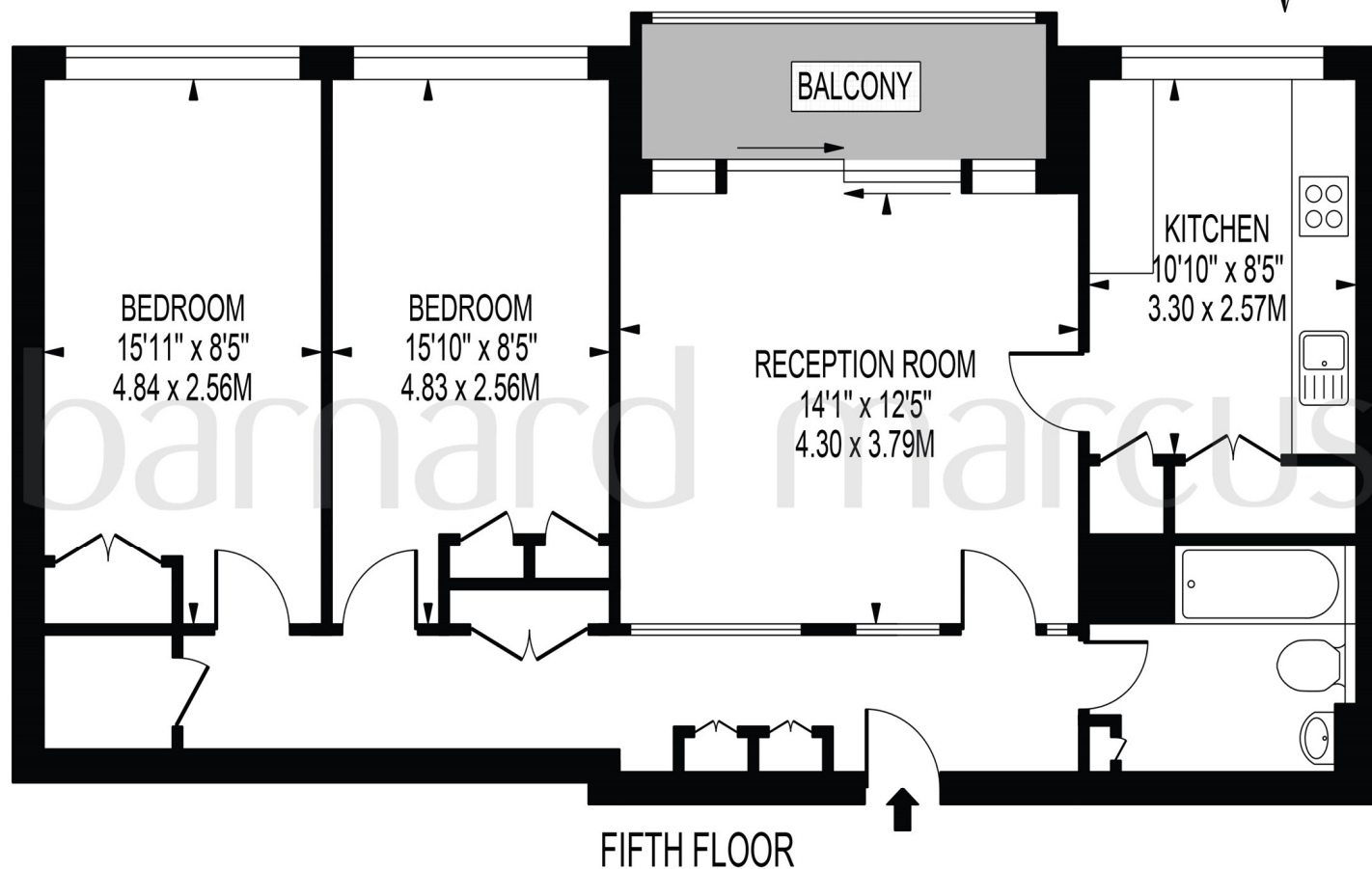
**Belvedere House Lemon Grove, Feltham**

Two double bedroom flat on the fifth floor with lift access. Well maintained with separate kitchen, spacious living area, and modern bathroom. Long lease with 114 years remaining. Parking available to rent at £80 per year. Convenient location close to local amenities and transport.



# BELVEDERE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 746 SQ FT - 69.33 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.

Located on the fifth floor of a purpose-built block with lift access, this two double bedroom apartment on Lemon Grove offers a practical and spacious layout, ideal for a range of buyers. The property is well maintained and features a generous living area, separate kitchen, two good-sized bedrooms, and a modern bathroom. With 114 years remaining on the lease, it offers a solid long-term option whether you're buying to live in or rent out.

Parking is available to rent for £80 per year, and the location provides easy access to local shops, amenities, and transport links. Belvedere House is 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.

welcome to

## Belvedere House Lemon Grove, Feltham

- TWO DOUBLE BEDROOM APARTMENT
- FIFTH FLOOR APARTMENT
- LONG 114 YEAR LEASE
- LIFT ACCESS
- PARKING AVAILABLE TO RENT
- COMMUNAL GARDENS AND TENNIS COURT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FELTHAM MAINLINE STATION

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: B Service Charge: 1900.00  
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 2014.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112976](https://barnardmarcus.co.uk/Property/FEL112976)



Property Ref:  
FEL112976 - 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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