



barnard marcus

**Berberis House Highfield Road, Feltham TW13 4GR**



**welcome to**

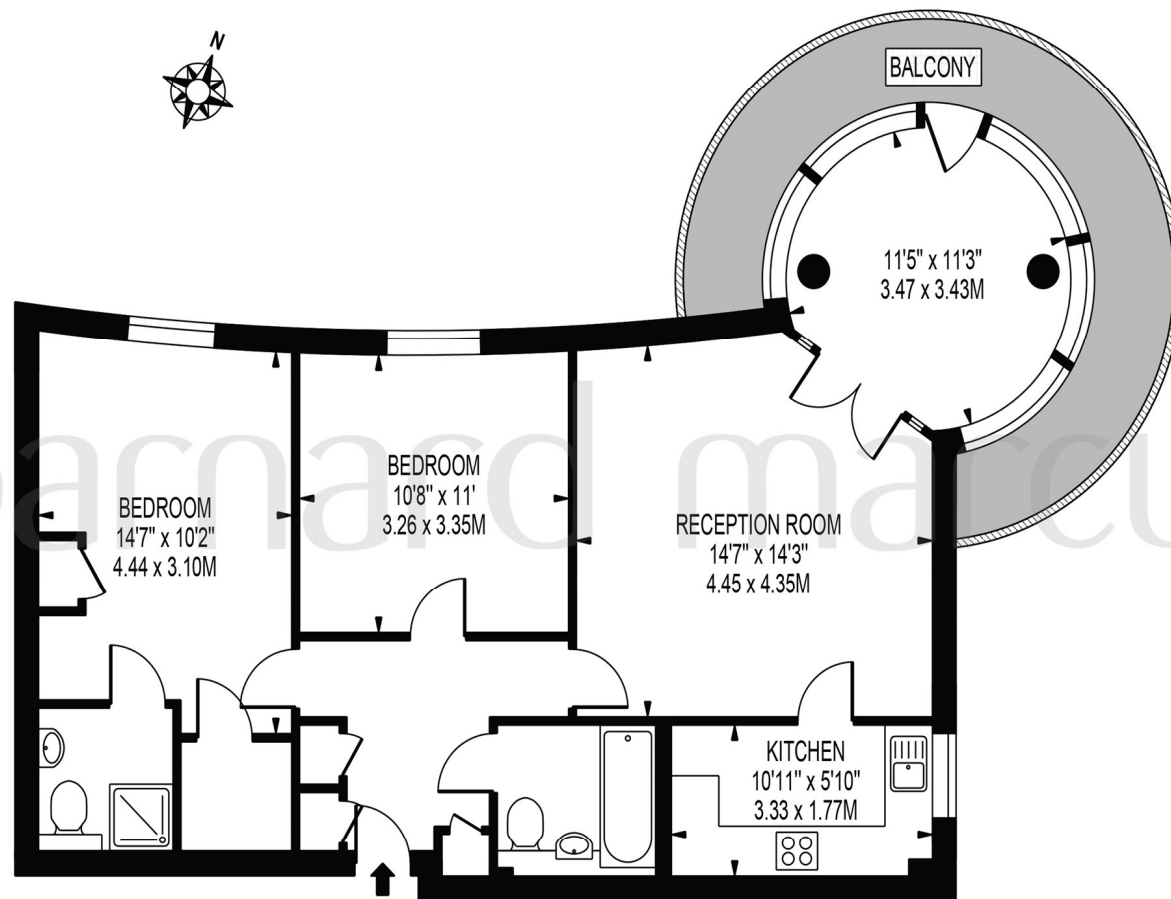
**Berberis House Highfield Road, Feltham**

Bringing to the market this well-proportioned two-bedroom apartment in a sought-after residential development in the heart of Feltham town centre, perfect for first time buyers and investors. Located in the popular Berberis House Development, it is to be sold with NO ONWARD CHAIN.



# BERBERIS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.47 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.

With a long lease exceeding 100 years, and being sold chain free, this is the ideal property for those looking to step on to the property ladder or add to their portfolio. This purpose-built apartment is situated on the first floor and comprises of two double bedrooms, kitchen and family bathroom. The master bedroom has the added benefit of an en-suite shower and also benefits from a walk-in closet. This particular property benefits from having a large glass Turret style window which allows in lots of natural light a panoramic view and additional floor space. There is the added benefit of communal grounds, and a secure residents carpark with allocated space for one car. There is also a private gym for residents within the development. Situated in the heart of the town centre, there is direct access to local shops, restaurants and major supermarkets such as ASDA. Feltham High Street is a short walk away as well as a leisure complex including a cinema. Transport links are excellent with Feltham Mainline Station being a short walk away as well as multiple bus stops on the High Street. This is the ideal opportunity to acquire a long-term investment.

welcome to

## Berberis House Highfield Road, Feltham

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- SOLD WITH NO ONWARD CHAIN
- EN-SUITE SHOWER TO MASTER ROOM
- SECURE ALLOCATED PARKING
- PRIVATE RESIDENT'S GYM
- DESIRABLE GLASS TURRET APARTMENT
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3700.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 16 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113269](https://barnardmarcus.co.uk/Property/FEL113269)



Property Ref:  
FEL113269 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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