

**£250,000**  
**Memorial Close**  
Hounslow, TW5 0LN



## PROPERTY SUMMARY

CASH BUYERS ONLY !!!

2 Bedroom Second Floor Flat With Garage - Memorial Close, Heston.

A blank canvas offering an excellent investment opportunity , this flat is ideal for cash buyers seeking a full renovation project..

The property features two good sized bedrooms and a functional layout providing plenty of scope to reconfigure and modernise to suit individual requirements. In need of complete refurbishment throughout, it presents an ideal chance to add value.

Tenure: Leasehold 943 Years

Annual Ground Rent: Nil

Annual Service Charge: £1,244.77

2



1



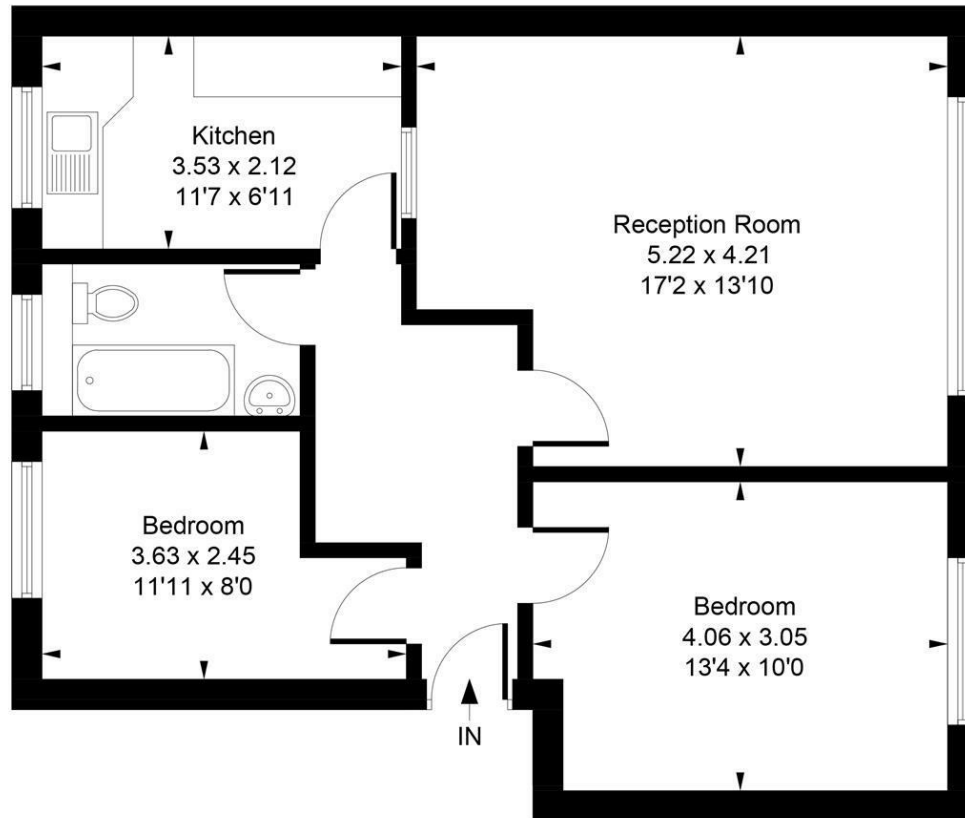
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Approximate Gross Internal Area  
61.18 sq m / 659 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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## LOCAL AUTHORITY

Hillingdon

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements