

# Farrar Court, Stourton Avenue Hanworth



## £194,950 Leasehold

- Modern studio apartment
- Double bedroom area
- Modern kitchen and bathroom
- Allocated off-street parking space
- Lawned communal gardens
- First floor position
- Sitting and dining areas
- Long lease with over 160 years
- Offered for sale with no chain
- Moments to amenities

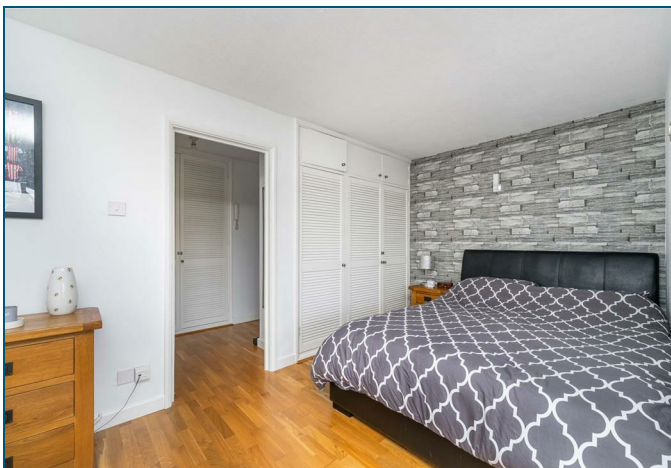
## Farrar Court, Stourton Avenue, Hanworth, Middlesex TW13 6LD

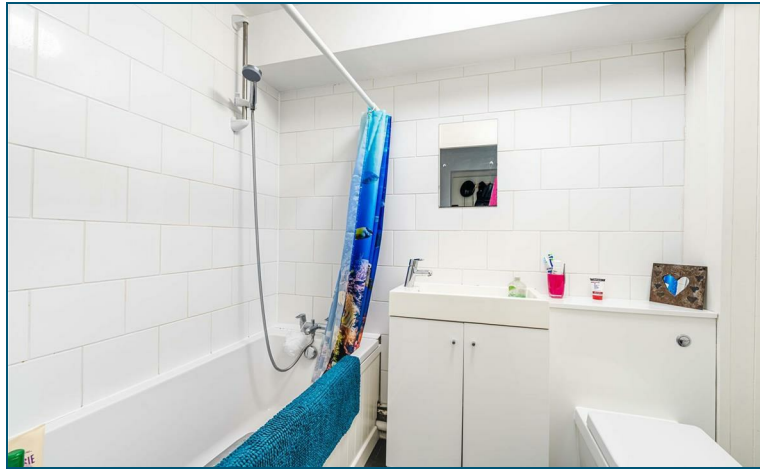
A wonderful and beautifully presented studio apartment situated on the first floor of this modern block. Features include attractive views, long lease with over 160 years, allocated off-street parking space and offered for sale with no chain. This location gives good access to local amenities, bus services and Sainsbury's supermarket. The Hampton, Hanworth and Twickenham borders, Heathrow airport, and the M3 / A316 motorway network are all close by. A communal entrance hallway with entry phone system and stairs leads to the first-floor private entrance.

A solid timber door leads to the entrance hallway with a spacious built-in storage cupboard housing the hot water tank. There is a spacious studio room with defined bedroom, sitting and dining reception areas. The double bedroom area has a range of built-in wardrobes with cupboard space above. The sitting and dining areas enjoy attractive views via a large, double-glazed window. Open plan access leads to the kitchen with a range of modern fitted units with under unit lighting, roll top worksurfaces and a double-glazed window. There is space for microwave, air fryer and fridge freezer and space and plumbing for a washing machine. The bathroom and W.C have a modern fitted white suite with a bath with a wall mounted shower attachment. There is a vanity sink unit, part tiled walls, tiled flooring, and an extractor fan.

The owner is willing to include the furniture, washing machine and fridge freezer in the sale. Additional features include beautifully presented décor throughout the home, double-glazing, and laminate wood flooring.

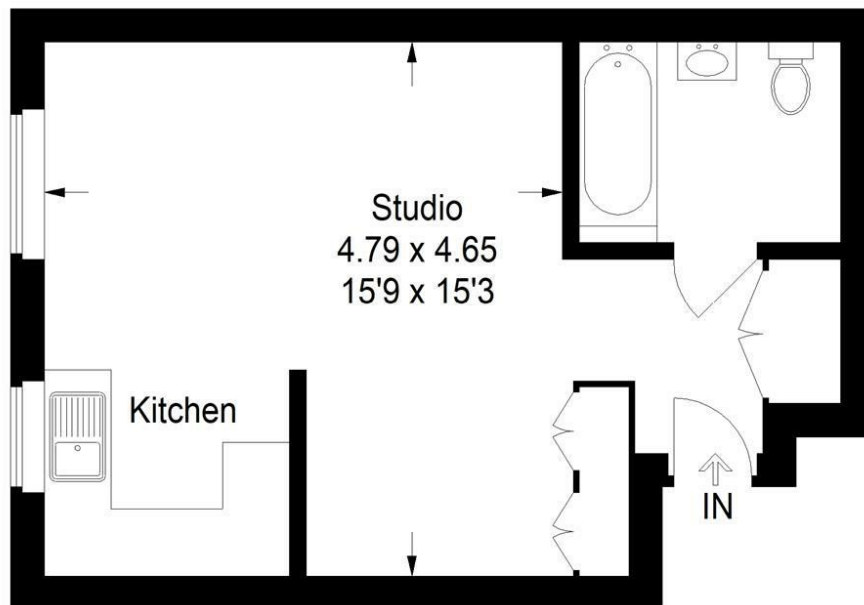
Outside there are well maintained lawned communal gardens and communal refuse storage. There is an allocated off-street parking space.





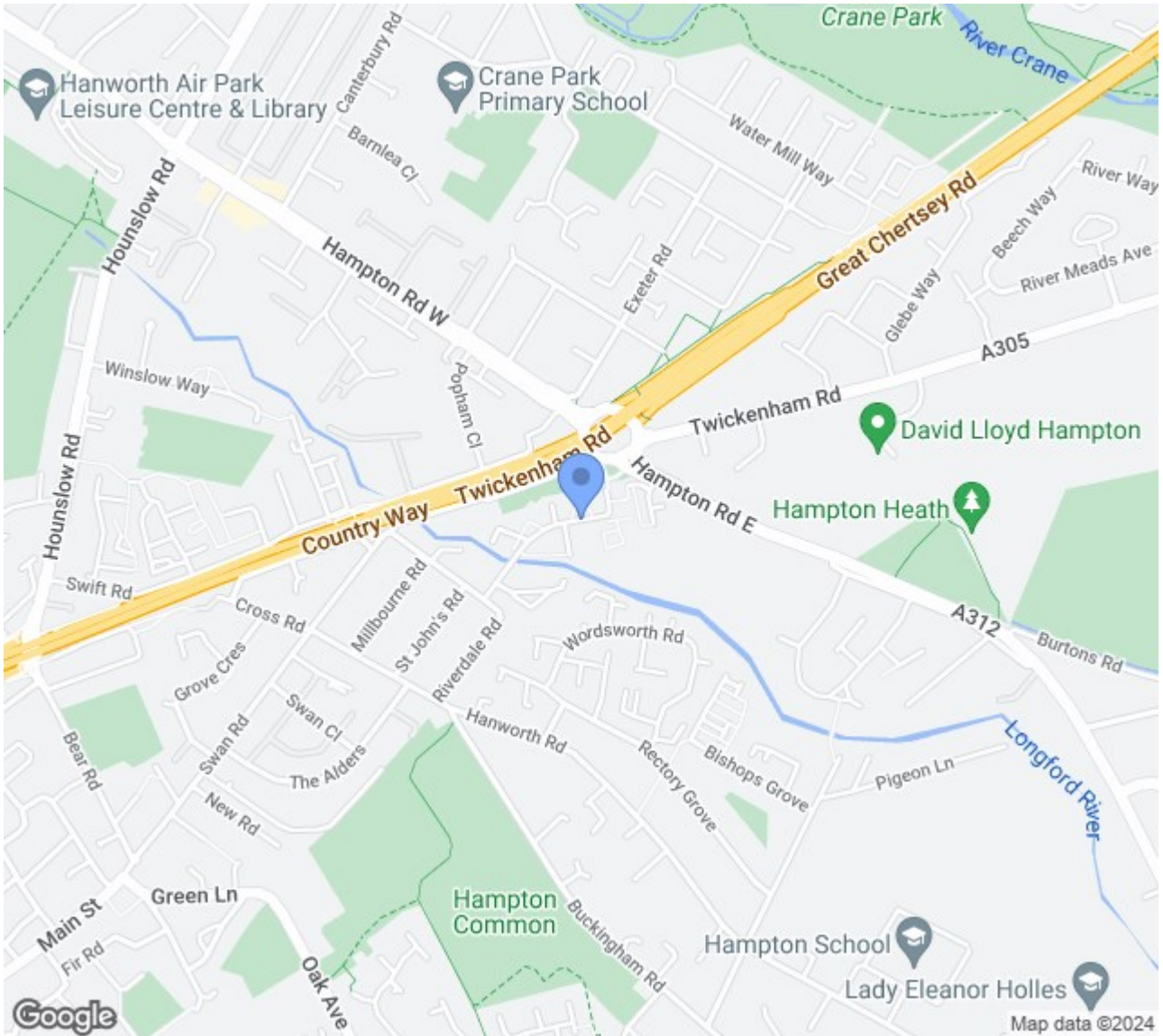
## Farrar Court

Approximate Gross Internal Area  
32.1 sq m / 346 sq ft



346 sq ft / 32.1 sq m

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1070394)



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*