

Acorn Court, Hanworth Road Hampton



£333,000 Leasehold

- Modern apartment
- Two double bedrooms
- Modern kitchen and bathroom
- Allocated off-street parking space
- Sought-after local schools nearby
- First floor position
- Sitting and dining reception room
- Offered for sale with no chain
- Very long lease with 970 years
- Close to amenities and green spaces

TIFFIN ESTATE AGENTS LTD

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. info@tiffinestateagents.co.uk w. www.tiffinestateagents.co.uk

Acorn Court, Hanworth Road, Hampton, Middlesex TW12 3ER

A beautifully presented modern apartment with two double bedrooms, off-street parking, and offered for sale with no chain. The property is leasehold and there is a very long lease with 970 years unexpired. This location gives good access to amenities, sought-after local schools, and the green spaces of Hampton Common. The cafe's, bars, shops, restaurants, and railways station of Hampton Village, are all close by.

A communal entrance hallway with entry phone system and stairs lead to the first-floor private entrance. An entrance hallway has an airing cupboard and doors to all rooms. The reception room has ample space for separate sitting and dining areas. The kitchen has a range of modern fitted units with under unit lighting and roll top work surfaces. There is an integrated oven, induction hob, and extractor fan, space and plumbing for a washing machine and space for a fridge freezer. The gas central heating combination boiler is wall mounted and there is a double-glazed frosted window, part tiled walls and tiled flooring. There are two double bedrooms, and both have built-in wardrobes and double-glazed windows with shutters. The bathroom and W.C have a bath with wall mounted shower attachments and a shower screen. There is a vanity sink unit, heated towel rail, double-glazed frosted window, part tiled walls and tiled flooring. Additional features include laminate wood flooring, double-glazing and gas central heating.

Outside there is an allocated off-street parking space, communal gardens with flowers and shrubs, and residents refuse storage area.





Acorn Court

Approximate Gross Internal Area
63.1 sq m / 679 sq ft

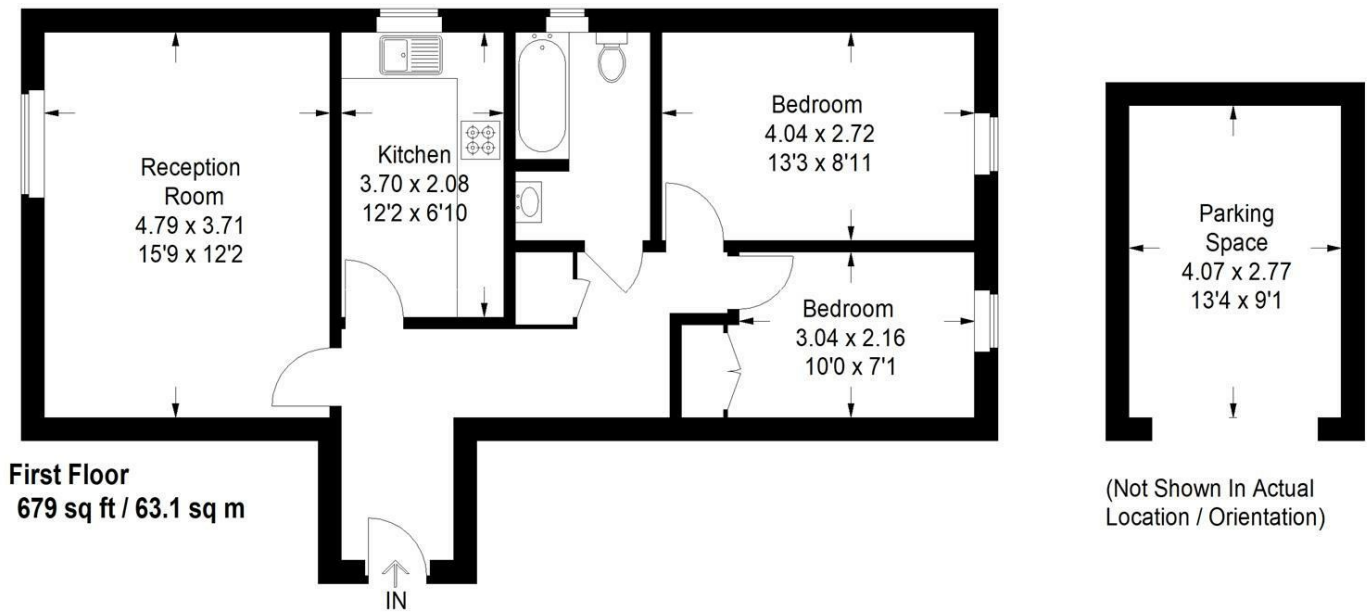
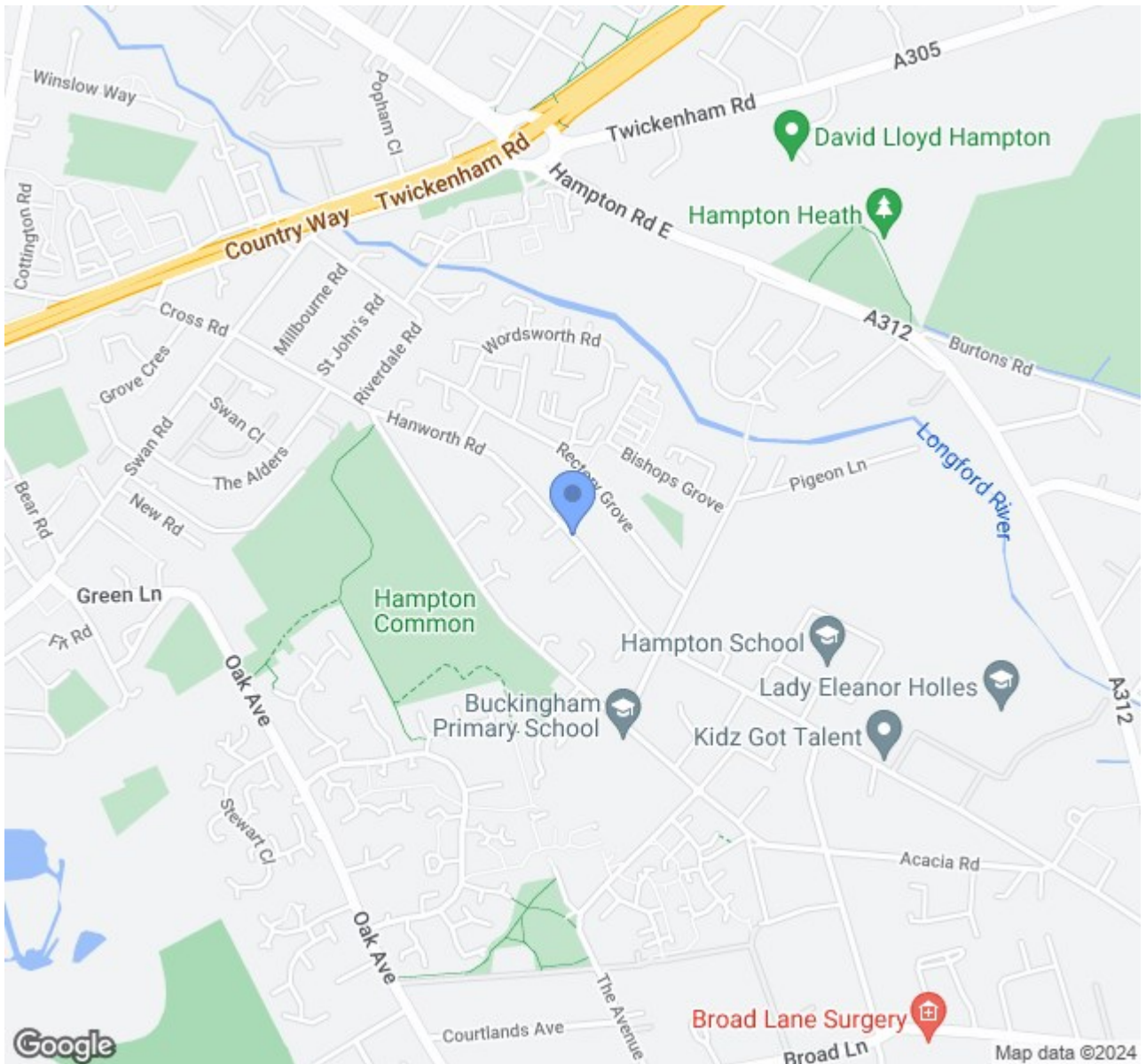


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1093377)



| 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 | 81 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | 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