



Blanchard Court, Heston, TW5 9GU
Guide Price £349,950

DBK
ESTATE AGENTS



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Discover elegance and allure in this meticulously designed first-floor apartment spanning an impressive 806 sq.ft.

Encompassing two generous double bedrooms including a master bedroom with its own ensuite, the apartment showcases a sophisticated kitchen adorned with integrated appliances seamlessly flowing into a spacious reception and dining space that extends to a secluded balcony, offering a truly inviting ambiance. The stylish family bathroom seamlessly combines sleek design and functionality.

Enhancing the appeal of this residence is an extended lease of approximately 118 years, along with the convenience of allocated parking, a secure entry system, efficient gas central heating and the added comfort of double-glazed windows.

Rest easy knowing that the property is accompanied by a valid NHBC warranty.

Suitably located within easy access to bus links towards Hounslow West Station, London Heathrow Airport and Hounslow Town Centre as well as being sited within walking distance to local reputable schools such Berkeley Academy and Cranford Community College. Well regarded local amenities can also be found within a short walk on Vicarage Farm Road and Brabazon Road as well as leisure facilities on New Heston Road. For motorists the A4/ M4 are easily accessible connecting you to neighbouring towns.

Key Features

- First Floor Apartment
 - Modern Interior
- Two Bedrooms (Master with Ensuite)
- Open Plan Kitchen/ Reception Room
 - Private Balcony
 - Chic Family Bathroom Suite
- Allocated Parking + Ample Parking for Visitors
 - Approx. 118 Years Lease
 - Valid New Build Warranty
- Hounslow West Station 1 mile



Lease

118 years remaining

Service Charge

£155.00 per calendar month (includes Buildings Insurance)

Ground Rent

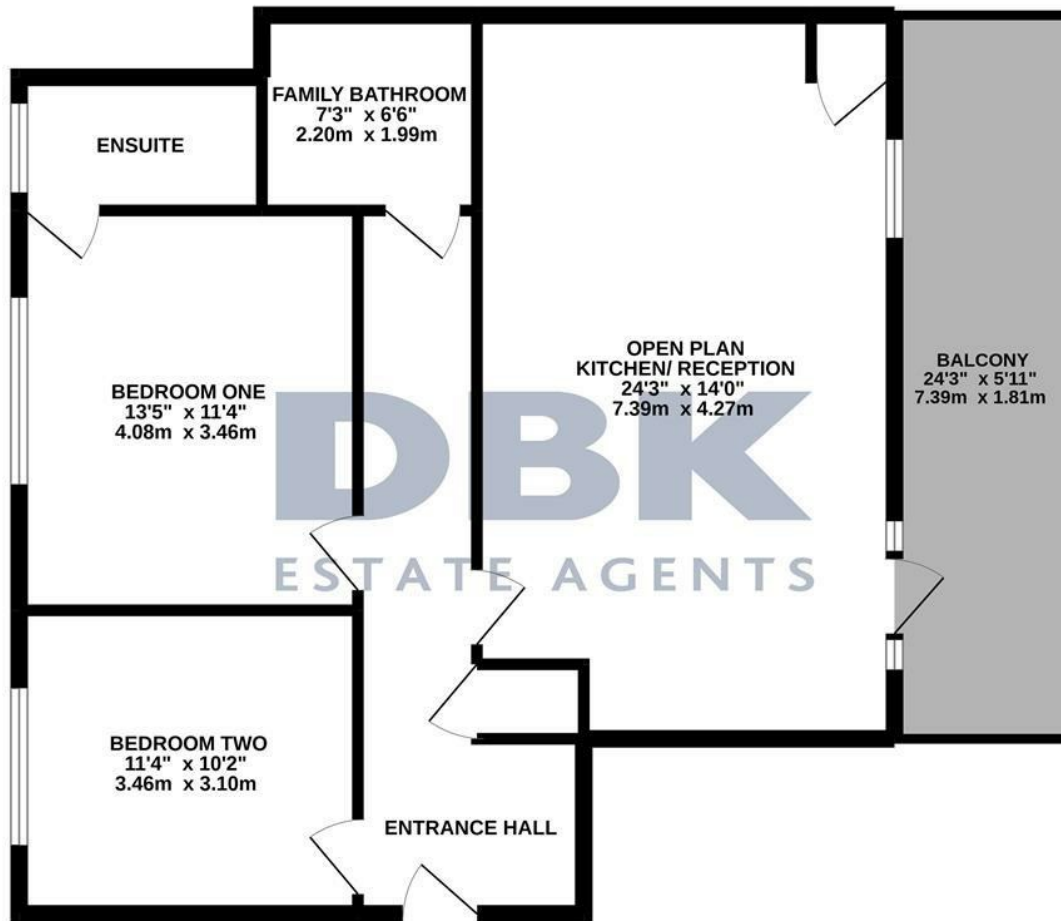
£300.00 per annum

Parking

One allocated space and ample on street parking

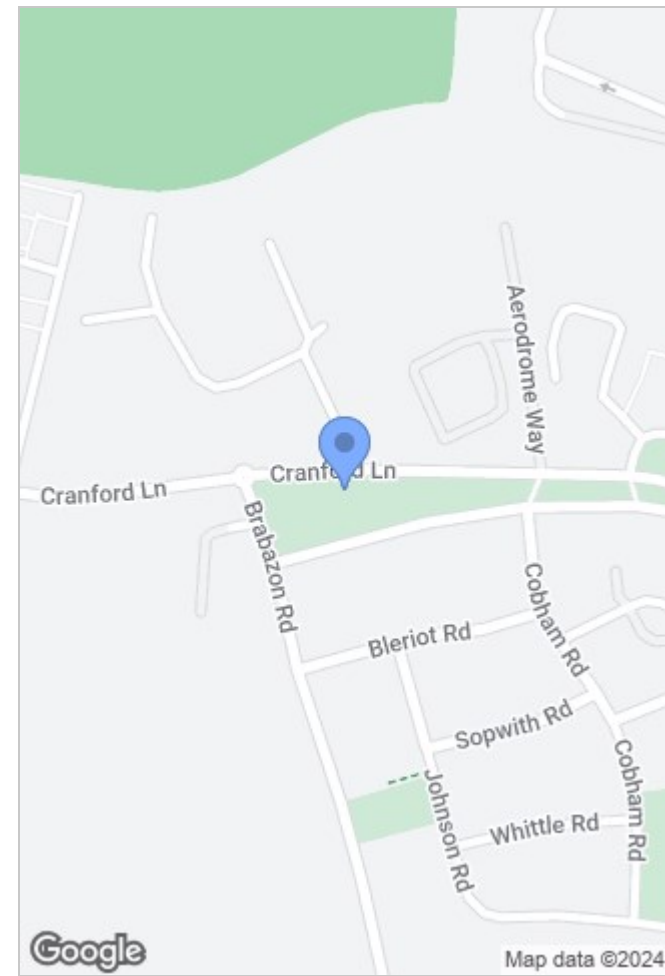


FIRST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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	