



Nuffield Court, Heston, TW5 0QX
Guide Price £225,000

DBK
ESTATE AGENTS



Nuffield Court, Heston, TW5 0QX

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Situated on the first floor of a desirable building, this recently refurbished apartment offers modern living in a highly sought-after location with NO ONWARD CHAIN!

The property features a spacious double bedroom, a bright reception room and a chic kitchen with stylish finishes. The fashionable bathroom complements the apartment's fresh, updated appeal.

Additional highlights include allocated parking, a secure entry system and a remarkable 970-years lease, providing peace of mind for years to come.

Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow West Underground Station is within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools.

Key Features

- **No Onward Chain + Sought After Location**
 - **First Floor Apartment**
- **Recently Refurbished Apartment**
 - **One Double Bedroom**
 - **Reception Room**
 - **Chic Kitchen**
- **Fashionable Bathroom**
 - **Allocated Parking**
- **Secure Entry System**
- **970 Years Lease**



Lease

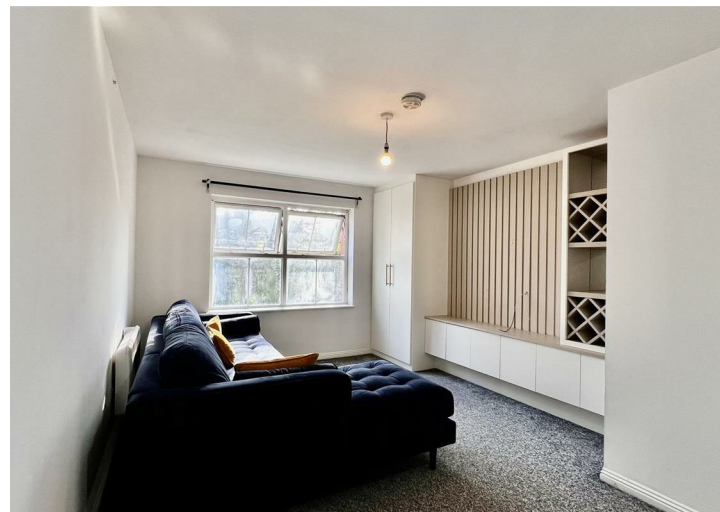
970 years remaining

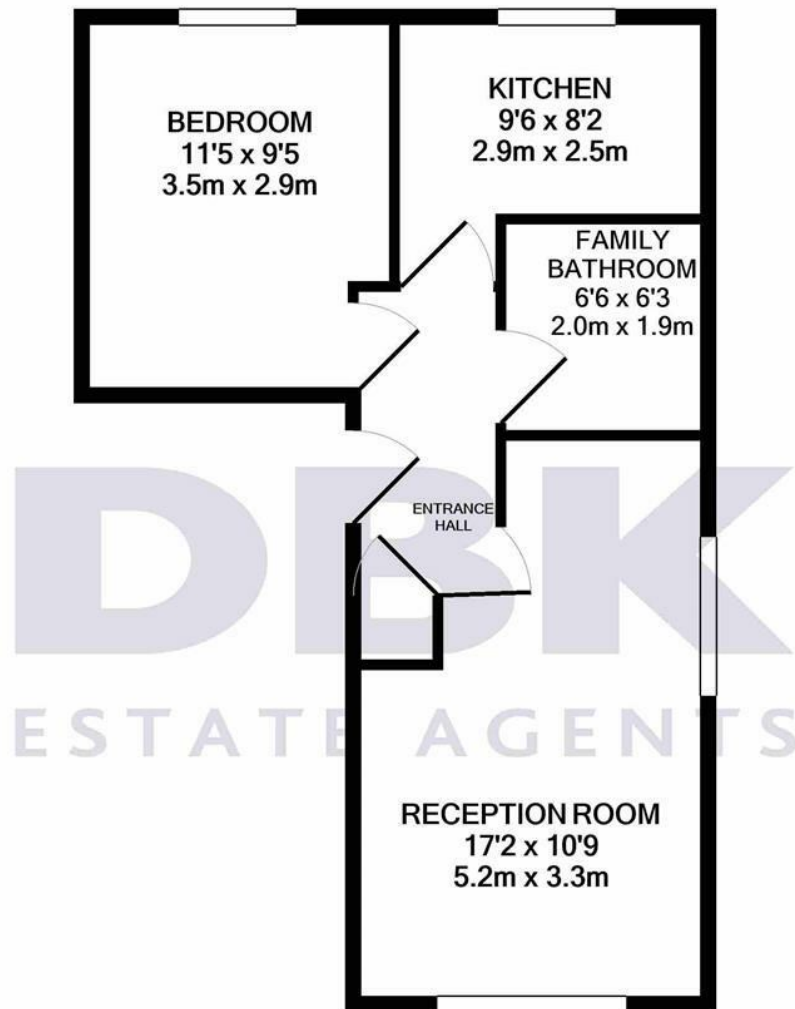
Service Charge

£1,300 per annum

Ground Rent

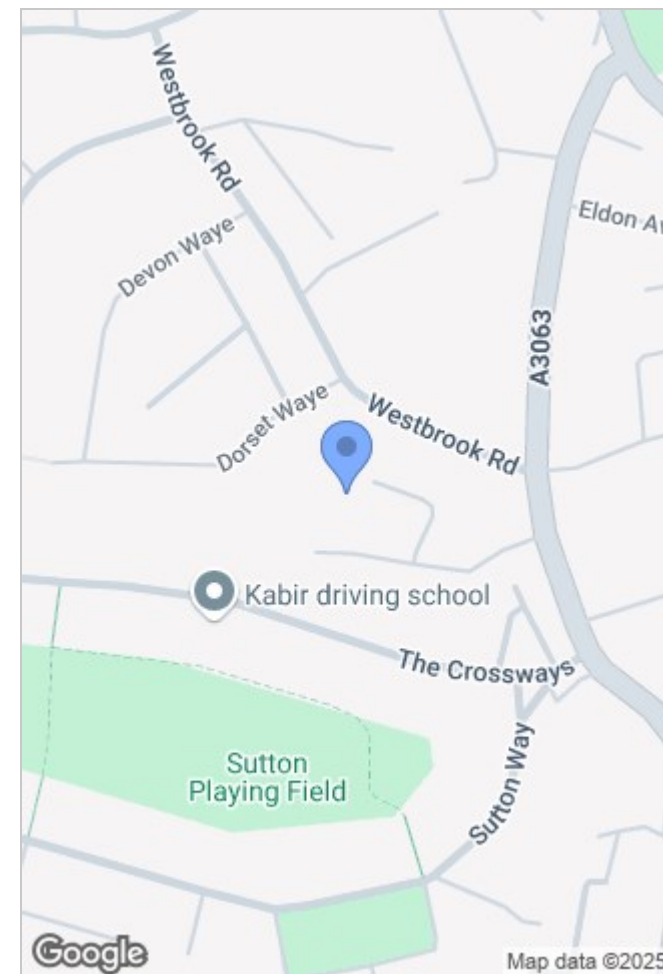
Peppercorn





TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.4 SQ.M.)

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 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	