

Benwell Court Sunbury-on-Thames TW16



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£1,250 per month - Available Now



Newly refurbished two bedroom apartment in a gated development

Description

A newly refurbished two bedroom split-level apartment in a gated development in Sunbury. The property benefits from a modern open plan kitchen/ living room, two double bedrooms with plenty of storage space and a new bathroom. The kitchen is new and comes fully-fitted with all necessary appliances. There property has an allocated parking space and comes unfurnished. The development is a stone's throw from Sunbury station; easy links into Waterloo. Direct access to the M3, with routes into Chiswick, Hammersmith and the South Coast.

Furnishing

Unfurnished



Lounge



Bathroom

Hamptons Teddington Lettings

164 High Street, Teddington
London TW118HU
Tel: 0208 977 1226 - teddingtonlettings@hamptons-int.com
www.hamptons.co.uk

Floorplan

KYLIGHT/ROOF WINDOW - REDUCED HEADROOM BELOW 1.5M / STO BEDROOM BEDROOM 4.1m x 3.0m 3.5m x 3.2m (137 x 910) (11'5 x 10'5) **∜IN**` **GROUND FLOOR** SECOND FLOOR

BENWELL COURT



APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM) GROUND FLOOR = 29 SQ. FT. (2.7 SQ. ML) FIRST FLOOR = 404 SQ. FT. (37.5 SQ. M.) SECOND FLOOR = 277 SQ. FT. (25.7 SQ. ML) REDUCED HEADROOM 5 SQ. FT. (0.5 SQ. M.) TOTAL = 715 SQ. FT. (66.4 SQ. M.)



lat every care is taken in the prepara please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hemptons International / our agents have not een or reviewed any building regulations or planning pen in relation to works carried out to the property (ID175000)

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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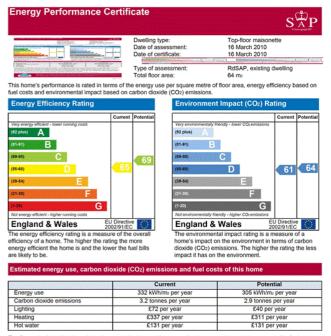
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This plan is for leyout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate

Energy Performance Certificate (EPC)



The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



member to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the marke This EPC and recommendations report may be given to the Energy Saving Trust to provide you tion on improving your dwelling's energy performance



