



Wooldridge Close, Feltham TW14 8BH

welcome to

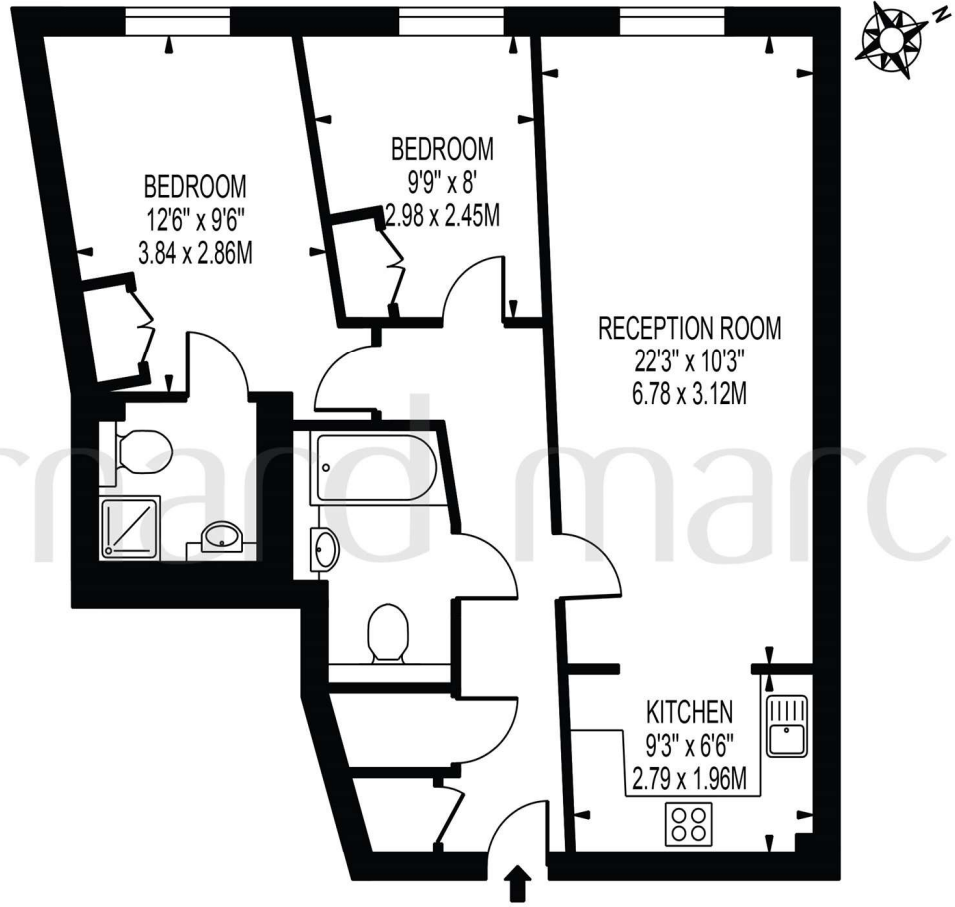
Wooldridge Close, Feltham

The well-presented property consists of 2 double bedrooms, a family bathroom, additional en-suite bathroom, a living room and kitchen. This property comes with an underground secure parking space for one vehicle.



WOOLDRIDGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 680 SQ FT - 63.14 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This well-presented third floor apartment consists of two double bedrooms, one with an en-suite, a main family bathroom, a larger than average ample sized living room with a separate kitchen benefitting from modern white fitted units and built in appliances. Other benefits includes an underground allocated parking space and this property lies within a gated development giving the residents plenty of security.

Wooldridge close is superbly located being located just off the A30, You also have great bus links which can get you to Hatton cross tube station and Feltham over ground station. Ideal for all types of buyers, viewing advised.

welcome to

Wooldridge Close, Feltham

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ENSUITE TO MASTER BEDROOM
- LARGE RECEPTION ROOM
- LOOKED AFTER THROUGHOUT
- THIRD FLOOR APARTMENT
- CLOSE TO LOCAL AMENITIES
- SECURE ENTRY PHONE SYSTEM

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3087.00

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL108324



Property Ref:
FEL108324 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk