



**Blackburn Way, Hounslow, TW4 5AH**

**£280,000**

A two bedroom purpose built first floor apartment situated on the Hounslow Heath development with access to local shops, schools and transport links. The accommodation comprises lounge with private l'shaped balcony, open plan kitchen, two bedrooms and bathroom. The property benefits from double glazed window, electric heating, communal gardens and is offered for sale with no onward chain!

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**Communal Entrance**

Stairs to first floor.

**Entrance Hallway**

Cupboard housing tank, further storage, power point.

**Open Plan Lounge**

Double glazed sliding door to l-shaped balcony, electric heater, power point, through to...

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven, space for washing machine, side aspect double glazed window, part tiled walls.

**Bedroom One**

Rear aspect double glazed window, power point.

**Bedroom Two**

Rear aspect double glazed window, power point.

## Bathroom



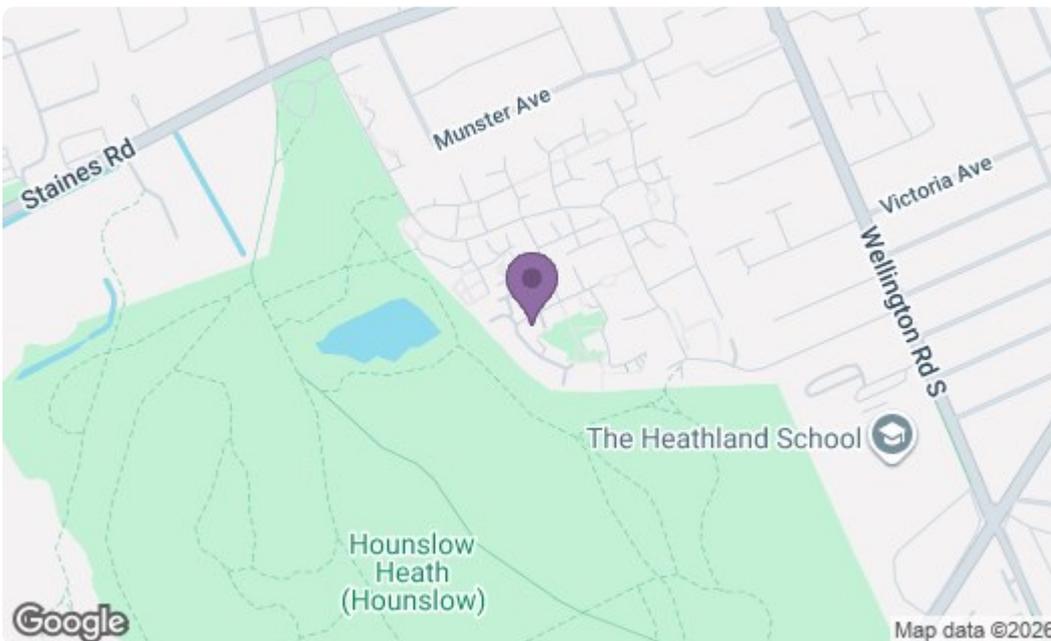
White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c.

## Outside

Communal Gardens.

Please Note: Appliances/services have not been tested





| Energy Efficiency Rating  |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs                     |  |   |           |
| (92 plus) <b>A</b>  |  |   |           |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  |   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not energy efficient - higher running costs                     |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |           |
| (92 plus) <b>A</b>  |  |   |           |
| (81-91) <b>B</b>  |  |   |           |
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