



Felbridge Court High Street, Feltham TW13 4BZ

welcome to

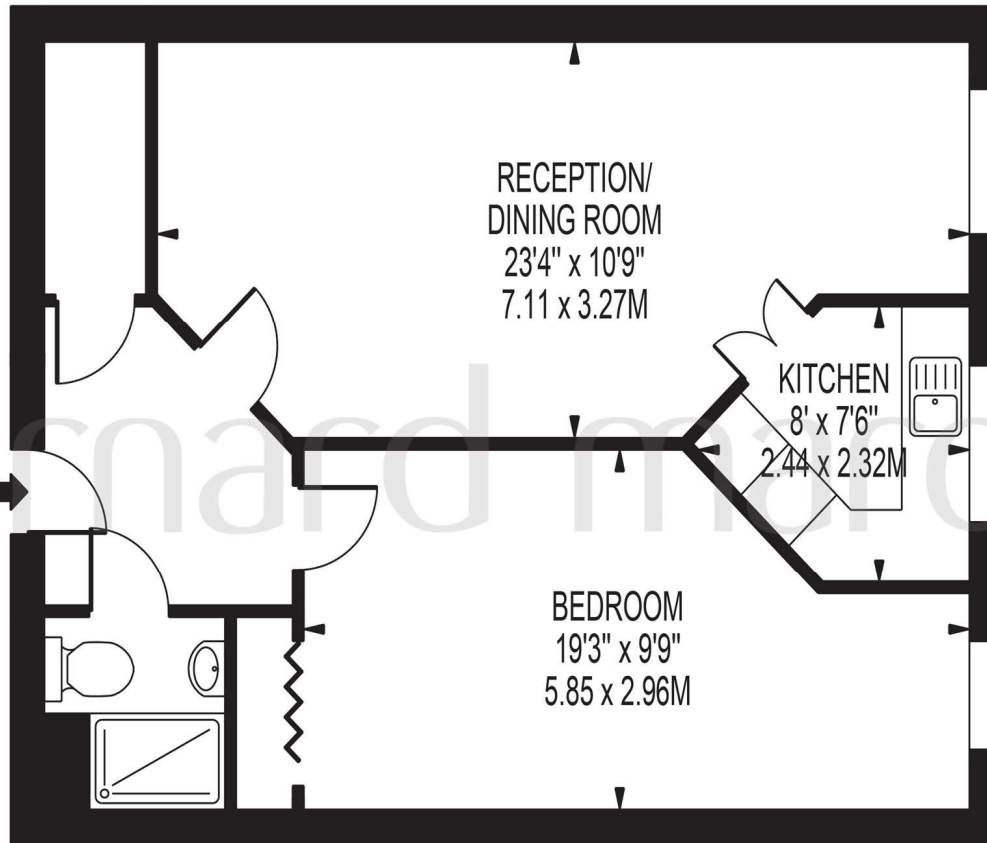
Felbridge Court High Street, Feltham

A well-presented one-bedroom first-floor retirement apartment in Felbridge Court, Feltham, for purchasers aged 60+. Features include a fitted kitchen with washing machine, walk-in wet room, lift access, secure entry, residents' lounge, communal garden, and parking space!



FELBRIDGE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 561 SQ FT - 52.16 SQ M



FIRST 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.

A well-presented one-bedroom first-floor retirement apartment located in the sought-after Felbridge Court development in Feltham. This bright and spacious property is offered in good condition throughout and is available exclusively to purchasers aged 60 and over.

The apartment features a welcoming living room, a fitted kitchen complete with a washing machine, a comfortable double bedroom, and a practical walk-in wet room. Felbridge Court provides a secure and friendly environment with lift access to all floors and a secure entry phone system for residents' peace of mind.

Residents also benefit from excellent communal facilities, including a residents' lounge and a beautifully maintained communal garden. A communal parking space is also available.

Ideally situated close to Feltham town centre, shops, and transport links, this apartment offers comfortable, low-maintenance living within a well-established and supportive retirement community.

welcome to

Felbridge Court High Street, Feltham

- EXCLUSIVE TO BUYERS AGED 60+
- FIRST FLOOR APARTMENT
- ONE BEDROOM APARTMENT
- COMMUNAL LOUNGE AND GARDEN
- PARKING AVAILABLE
- SECURE ENTRY SYSTEM
- NEXT TO FELTHAM MAINLINE STATION FOR EASY TRANSPORT LINKS
- LIFT ACCESS

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 770.68

Ground Rent: 615.46

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1998.
Should you require further information please contact the branch. Please Note additional fees



view this property online barnardmarcus.co.uk/Property/FEL113339



Property Ref:
FEL113339 - 0007

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.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



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



barnardmarcus.co.uk