



Trinity Square, Staines Road, Hounslow, TW3 3GF

£120,000

A ground floor studio apartment situated in the Heart of Hounslow with easy access to Hounslow shopping centre and bus routes, Hounslow Central tube and mainline station are all close by. The accommodation comprises a bright lounge/kitchen, sleeping area and a modern shower room.

The property also benefits from double glazed windows, heating system, secure entry phone system, atrium and concierge service. Ideal investment opportunity.

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Communal Entrance

Entry phone system with stairs and lifts to all floors.

Entrance Hallway

Cupboard housing tank and space for washing machine.

Studio Room/Kitchen

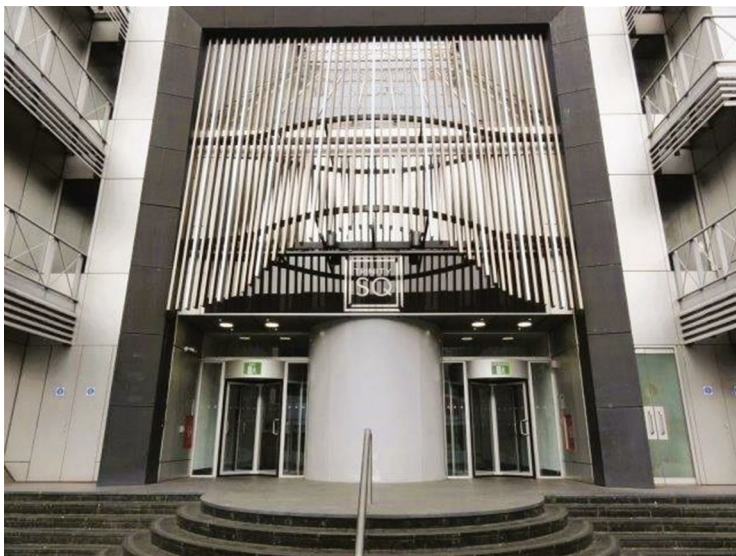
Double glazed window, laminate flooring, built-in cupboard with sliding doors, electric heater.

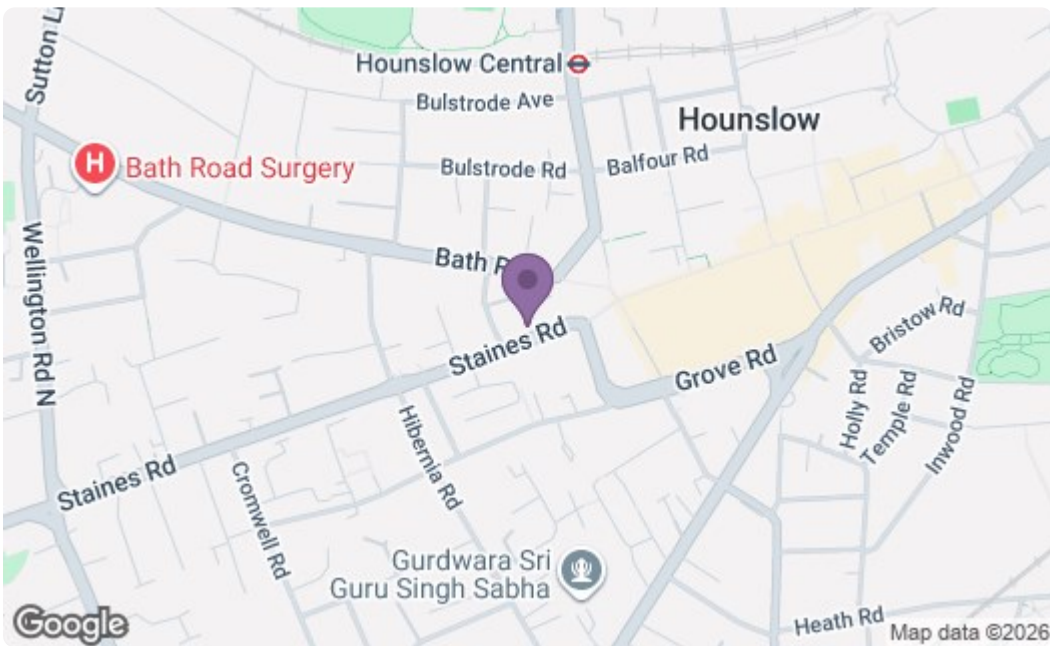
**Kitchen Area**



Single drainer sink unit with mixer tap and cupboard below, built-in hob and oven below, built-in microwave, power point.

Shower Room

Tiled enclosed shower cubicle. wash hand basin, low level w/c, tiled walls and flooring.





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			
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