

## 13 Carlton House Hanworth Road, Hounslow, TW4 5LD



**Offers In The Region Of £300,000 Leasehold**



**A BRIGHT AND SPACIOUS, SECOND FLOOR PURPOSE BUILT APARTMENT WITH TWO DOUBLE BEDROOMS, ATTRACTIVE FITTED KITCHEN, BATH/SHOWER ROOM AND A GARAGE. OFFERED FOR SALE WITH NO ONWARD CHAIN IN A GREAT LOCATION ON THE HOUNSLOW/WHITTON BORDERS WITHIN EASY REACH OF LOCAL BUSES AND STATIONS.**

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## FOR SALE:

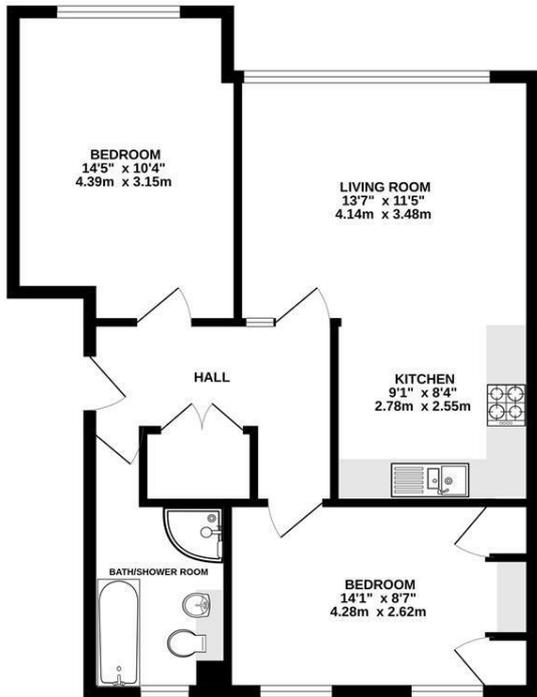
This well proportioned, spacious apartment is located on the top (second floor) of this small development. The accommodation features communal hallways with entryphone, private entrance hall with large storage cupboard, a generous size, open plan living room and comprehensively fitted kitchen with space for dining table. There are two double bedrooms and a combined bath/shower room with four piece white suite. Outside there are lawned communal gardens and a garage is included in the lease. There is gas central heating, double glazing and the lease was recently extended to 137 years remaining. The Ground Rent is £25 PA and the maintenance charge is £150PCM which includes insurance, lighting, cleaning and a sinking fund contribution. An early viewing is highly recommended to appreciate the space and size of this excellent property which is being sold with the benefit of no onward chain.

## LOCATION:

Conveniently situated on the Hounslow/Whitton borders within easy reach of both Hounslow and Whitton stations. Hounslow town centre is within 1/2 mile with its comprehensive shopping and tube links. Heathrow airport, the A4 and M4/M25 are also just a short distance away.



SECOND FLOOR (TOP)  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		78
(55-68) <b>D</b>	66	
(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

*It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.*