



Appleton House New Road, Feltham TW14 9AL

welcome to

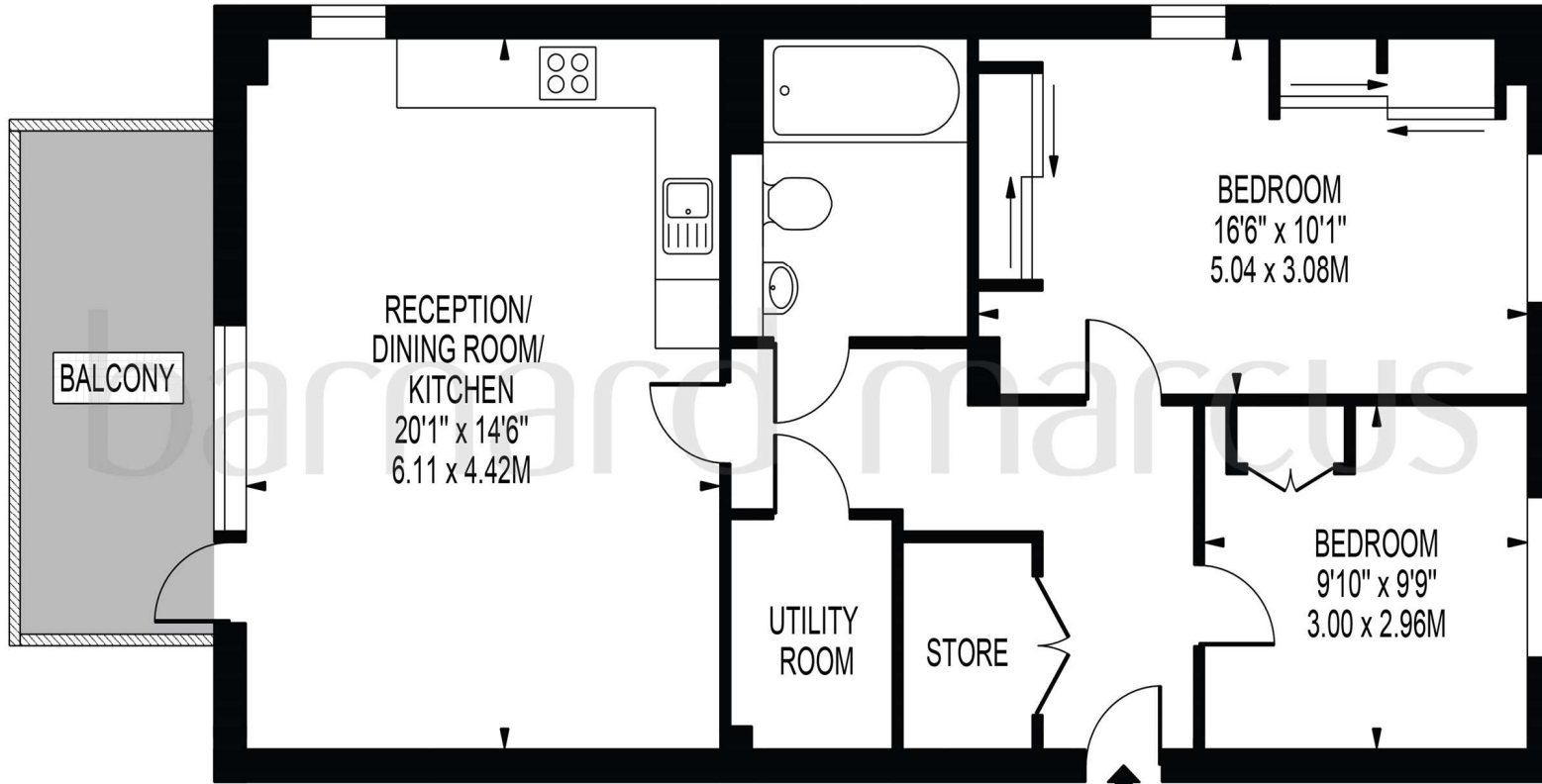
Appleton House New Road, Feltham

A well-presented sixth-floor two-bedroom apartment in Appleton House, featuring an open-plan living space with balcony, modern bathroom, utility and storage. Lift access and a rare allocated parking space add convenience, with excellent local amenities and transport links nearby.



APPLETON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.71 SQ M



SIXTH 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 two-bedroom sixth-floor apartment in the popular Appleton House development, combining modern comfort with stylish design. The open-plan reception, dining area, and kitchen form the heart of the home, flowing onto a private balcony with far-reaching views.

The apartment includes two good-sized bedrooms and a contemporary bathroom, along with a utility room, additional storage space, and lift access. A rare allocated parking space provides added convenience, while excellent transport links and local amenities make this a practical and appealing home in a sought-after location.

welcome to

Appleton House New Road, Feltham

- TWO BEDROOM APARTMENT
- SIXTH FLOOR APARTMENT
- IMMACULATE CONDITION
- 5 YEAR NEW BUILD WARRANTY REMAINING
- LIFT ACCESS AND SECURE ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- NEXT TO FELTHAM MAINLINE STATION
- UTILITY AND MULTIPLE STORAGE CUPBOARDS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1905.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113081](https://www.barnardmarcus.co.uk/Property/FEL113081)



Property Ref:
FEL113081 - 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](https://www.barnardmarcus.co.uk)