



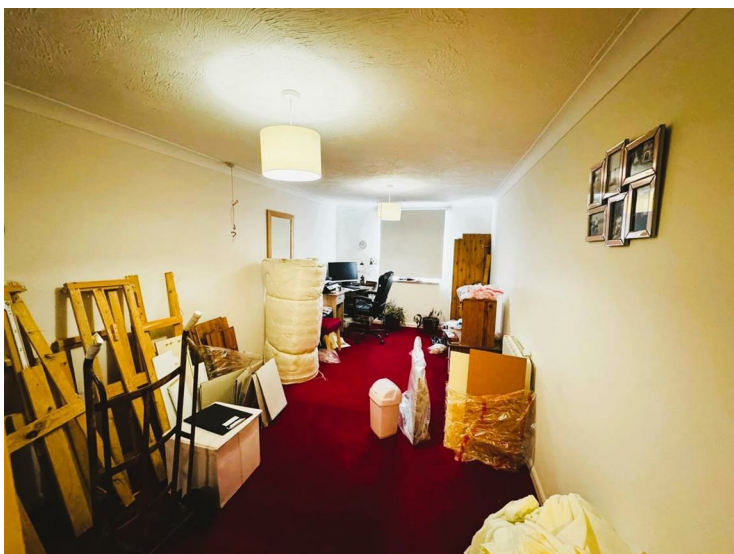
Felbridge Court, High Street, Feltham, TW13 4BZ

£145,000

Situated on the fourth floor of this highly sought after over 55s development in the heart of Feltham Town Centre, this spacious two-bedroom apartment offers comfortable retirement living with excellent local amenities on the doorstep, including Feltham mainline station. The well-presented accommodation comprises a bright and spacious lounge, a fitted kitchen, two double bedrooms, and a bathroom. Additional benefits include double glazing, electric heating, a secure entry phone system, and lift access to all floors. Offered to the market with no onward chain, this is an excellent opportunity for those seeking a convenient and low-maintenance home in a popular retirement development.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

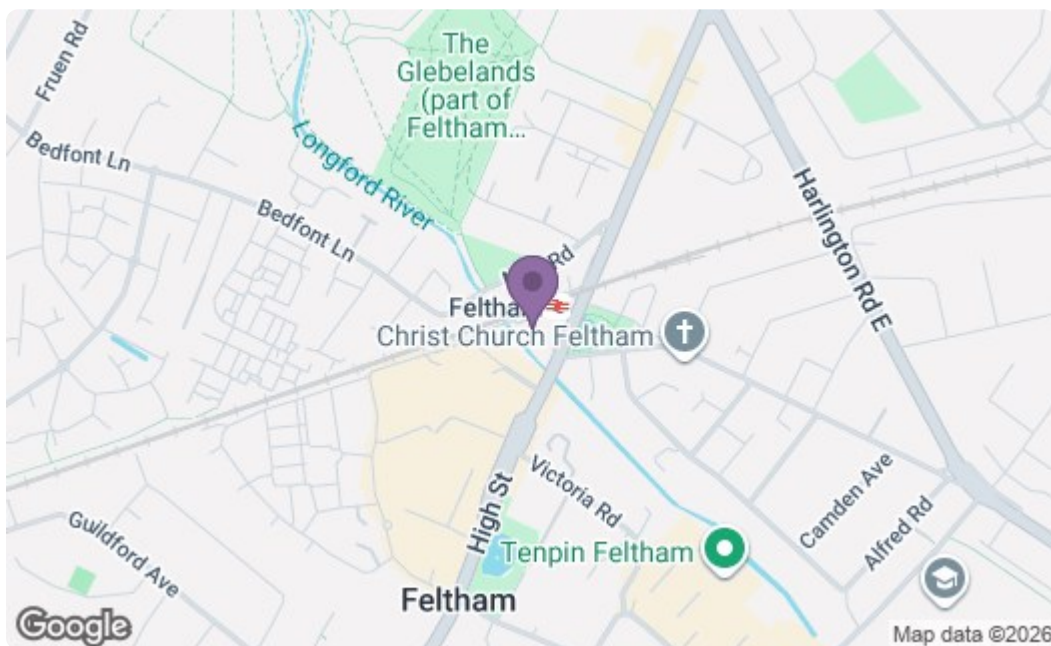


Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





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			
		76	
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC 			

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