# HILTONS ESTATES

- Fully refurbished 2-bed first-floor maisonette

- Chain-free & move-in ready

- New kitchen & bathroom

- Brand-new double glazing

Offers In Region Of £325,000

EPC Rating '69'
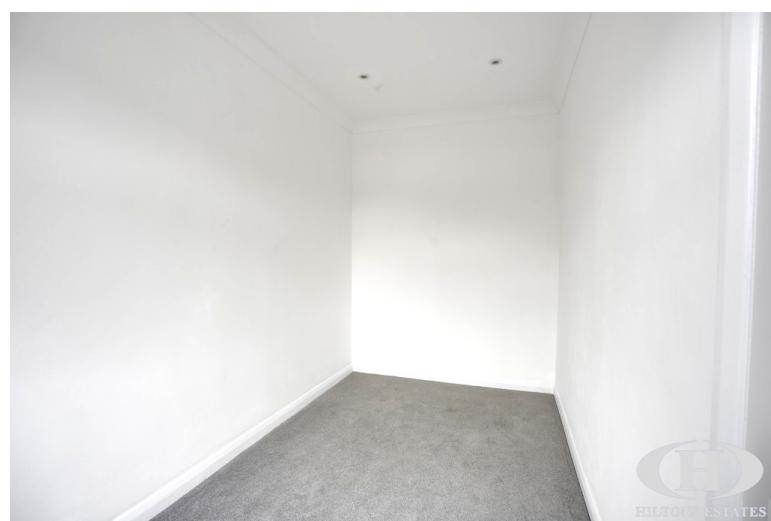
Property Description

A fully refurbished, chain-free two-bedroom first-floor maisonette, ideal for first-time buyers or investors. Finished to a high standard, the property features a brand-new kitchen and bathroom, new double glazing and bright, well-proportioned living space, with scope for a loft extension (STPP). Further benefits include NO SERVICE CHARGE, a 98-year lease and ground rent of £200 per annum. Externally, there is a private rear garden and front garden with potential for off-street parking. Well located for schools, shops and transport links, with easy access to the A40, M4 and M25, this is a turnkey home offering immediate comfort and future value. Call NOW for further details, not to be missed!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Basement 1

Foyer
3'1" x 5'3"
0.93 m x 1.61 m

1st Floor

Hall
2'9" x 3'2"
0.83 m x 0.98 m

Living Room
11'3" x 14'9"
3.42 m x 4.49 m

Bedroom
6'3" x 12'1"
1.91 m x 3.68 m

Hall
4'4" x 4'3"
1.32 m x 1.30 m

Bedroom
9'7" x 11'10"
2.93 m x 3.62 m

Bath
4'11" x 7'3"
1.51 m x 2.22 m

Kitchen
6'3" x 11'10"
1.91 m x 3.62 m
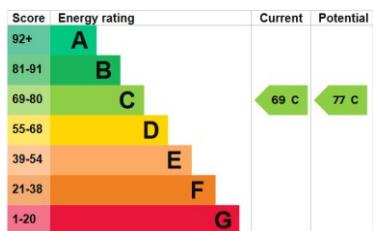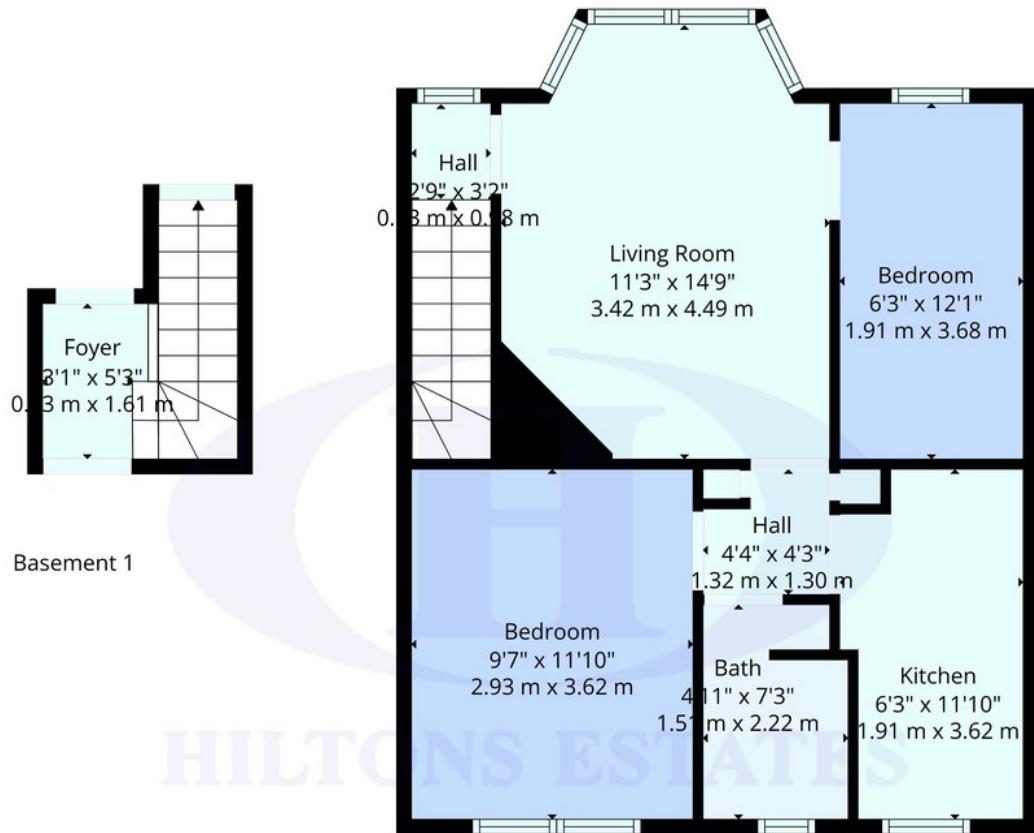
TOTAL: 570 sq. ft, 53 m2
Basement 1: 45 sq. ft, 4 m2, 1st floor: 525 sq. ft, 49 m2
EXCLUDED AREAS: WALLS: 54 sq. ft, 5 m2

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loor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

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