



Elmcroft Close, Feltham TW14 9HJ

welcome to

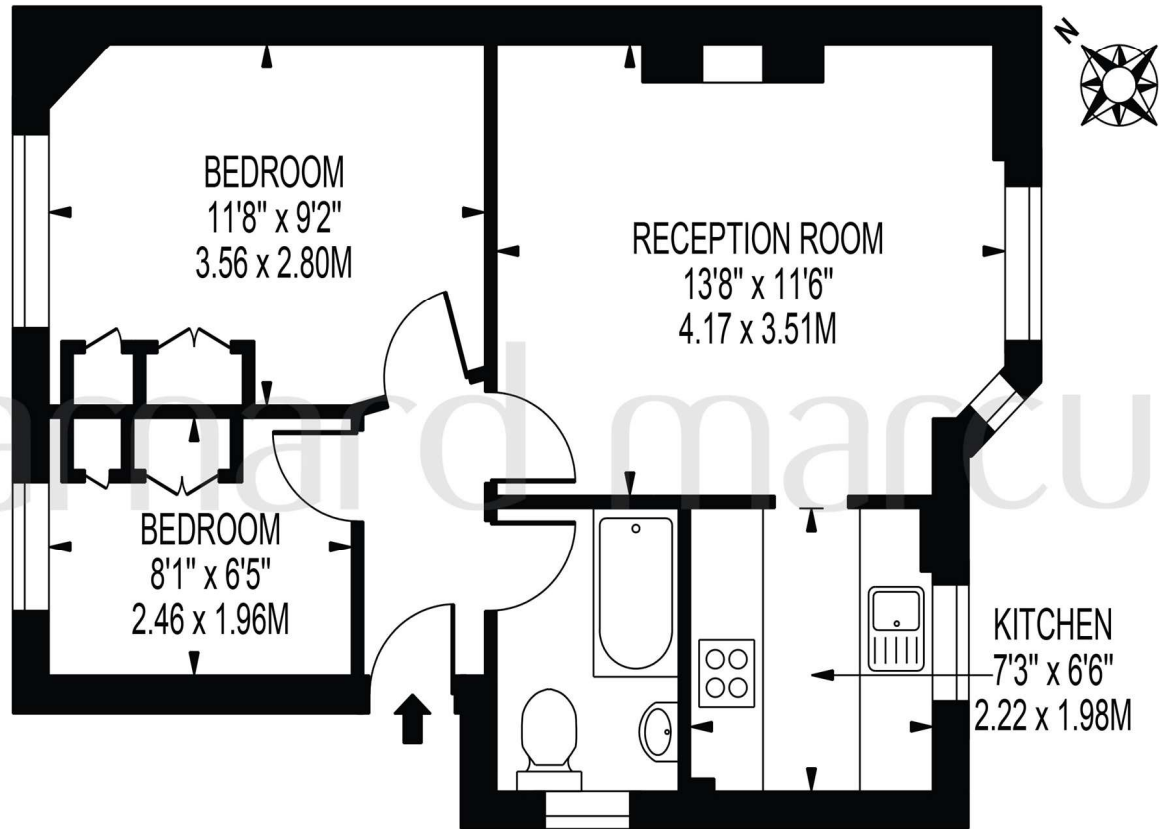
Elmcroft Close, Feltham

****BUY TO LET INVESTORS ONLY**** Barnard Marcus are pleased to offer the opportunity to acquire this fantastic two-bedroom, first floor maisonette on Elmcroft Close in Feltham. To be sold chain free, this is an ideal proposition for investors looking to purchase with tenants already in situ.



ELMCROFT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 436 SQ FT - 40.46 SQ M



FIRST 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.

This property briefly comprises of an entrance hallway, a well-proportioned reception room which leads on to the kitchen, two double bedrooms and the main family bathroom. Located in a popular residential cul-de-sac, this property further benefits from a private rear garden and long lease. This is an excellent investment for those looking to add to their portfolio with the potential rental income at £1650 PCM.

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Elmcroft Close, Feltham

- BUY TO LET INVESTORS ONLY
- TO BE SOLD WITH TENANTS IN SITU
- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- LONG LEASE
- INVESTMENT OPPORTUNITY
- GARDEN TO THE REAR
- RESIDENTIAL CUL-DE-SAC

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 72.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



view this property online barnardmarcus.co.uk/Property/FEL113179



Property Ref:
FEL113179 - 0005

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.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk