

**Bloomsbury Court, Bath Road, Hounslow, TW5 9SX****£267,500**

A two bedroom first floor purpose built flat situated on the Bath Road with easy access to Heathrow Airport, M4 motorway, local shops, schools and bus routes. The accommodation comprises lounge, kitchen, shower room and two bedrooms. The property benefits from central heating, communal gardens and is offered for sale with no onward chain!

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Communal Entrance

Stairs to first floor, front door to...

Entrance Hallway

Storage cupboard and doors to rooms.

Lounge

Front aspect window, radiator.

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, part tiled walls, space for cooker and washing machine.



Bedroom One

Front aspect window, built-in wardrobe with over bed recess, further wardrobes.

Bedroom Two

Rear aspect window, radiator, power point, built-in wardrobe.

**Shower Room**

Tiled enclosed shower cubicle, pedestal wash hand basin, low level w/c.

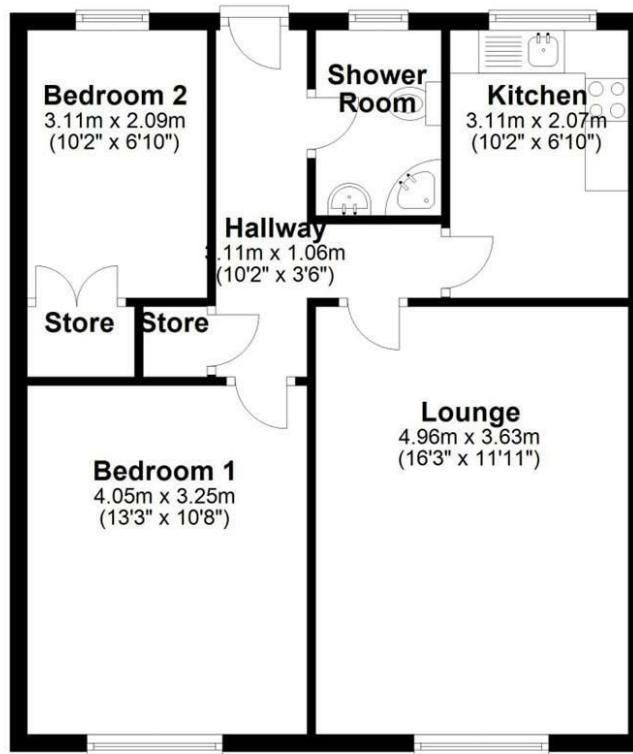
Outside

Communal gardens.



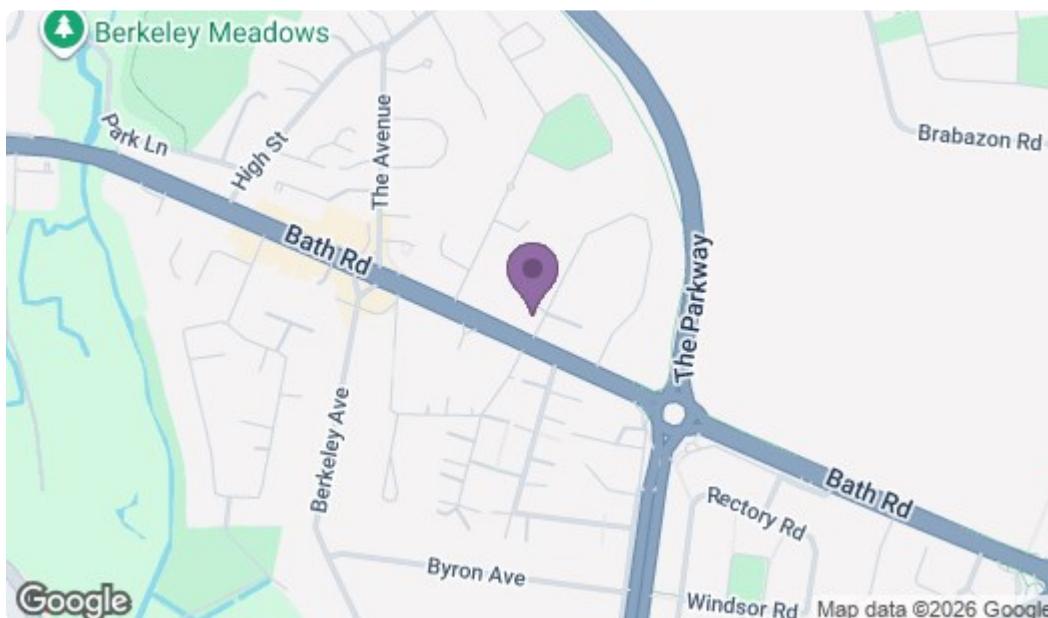
First Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



Total area: approx. 57.0 sq. metres (614.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Plan produced using PlanUp.



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			
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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