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Colne House, Manor Place, Feltham TW14 9BT



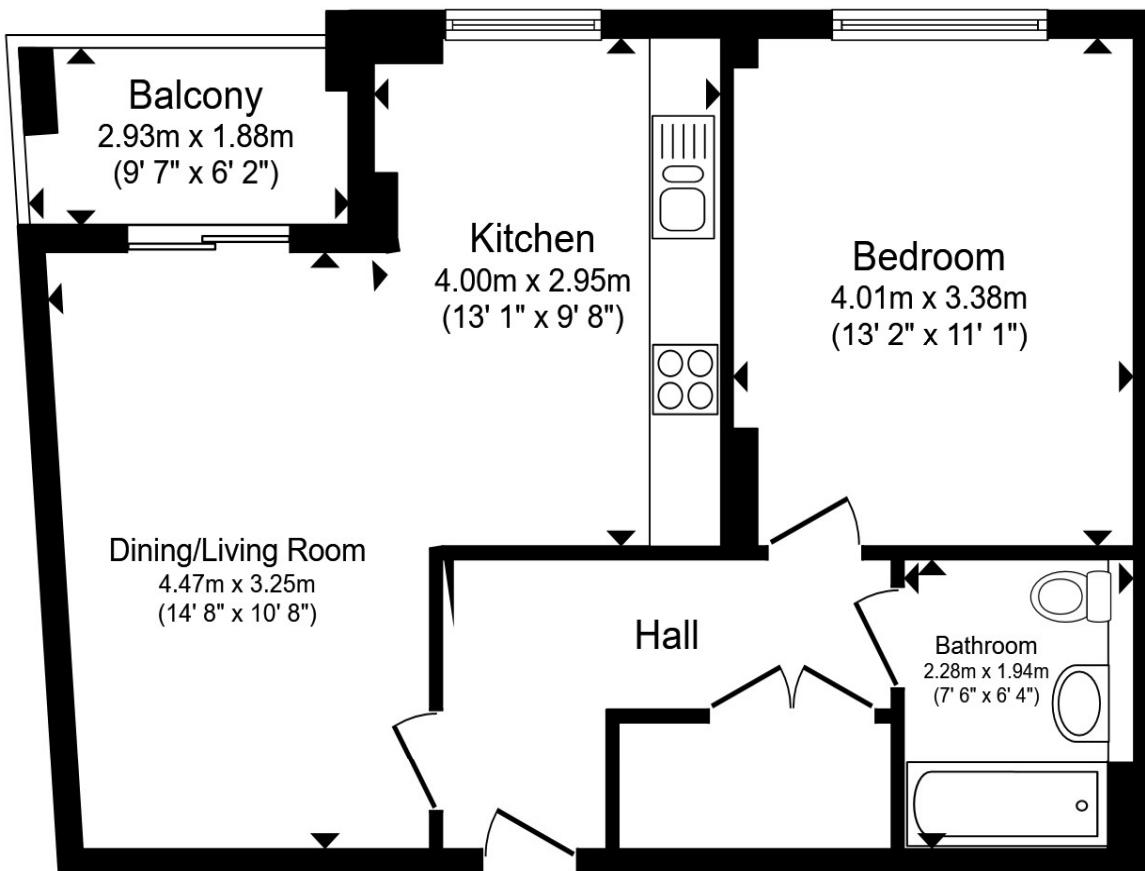
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welcome to

Colne House Manor Place, Feltham

A modern one-bedroom apartment built in 2020, offering open-plan living and a private balcony overlooking green space. Set in the heart of Feltham, moments from the mainline station, this well-presented home suits first-time buyers and commuters alike.





Floor Plan

Total floor area 53.1 m² (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A well-presented one-bedroom apartment located in a modern development built in 2020, rarely available to the market and benefitting from the remainder of the NHBC warranty.

The property offers a generous entrance hall leading into a bright open-plan kitchen and living area, designed for practical everyday living. This space opens directly onto a private balcony with views over surrounding green space and the Longford River. The apartment further comprises a spacious double bedroom, a contemporary bathroom, and a separate utility cupboard providing useful additional storage.

Situated in Feltham town centre, the apartment is within easy walking distance of Feltham Mainline Station, offering direct services to London Waterloo in under 30 minutes, as well as connections towards Windsor and Reading. Local amenities include supermarkets, high street retailers, a GP surgery, library, and Reach Academy, rated Outstanding by Ofsted. Bus routes serve Ashford, Heathrow, Kingston, and Hounslow, with Hatton Cross Underground Station (Piccadilly Line, Zone 6) also within close proximity.

Nearby green spaces include Glebelands Playing Fields, offering a convenient balance between town centre living and outdoor space.

welcome to

Colne House Manor Place, Feltham

- ONE-BEDROOM APARTMENT
- MODERN DEVELOPMENT BUILT IN 2020
- PRIVATE BALCONY OVERLOOKING GREEN SPACE
- OPEN-PLAN KITCHEN/LIVING AREA
- NHBC WARRANTY REMAINING
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO FELTHAM STATION
- IDEAL FOR FIRST-TIME BUYERS OR COMMUTERS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1199.97

Ground Rent: 335.82

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.

£280,000



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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.



Property Ref:
FEL113486 - 0002

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