



barnard marcus

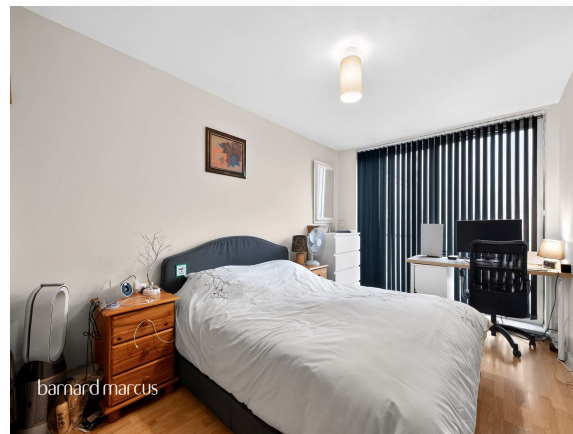
**Azalea House Bedfont Lane, Feltham TW13 4GB**

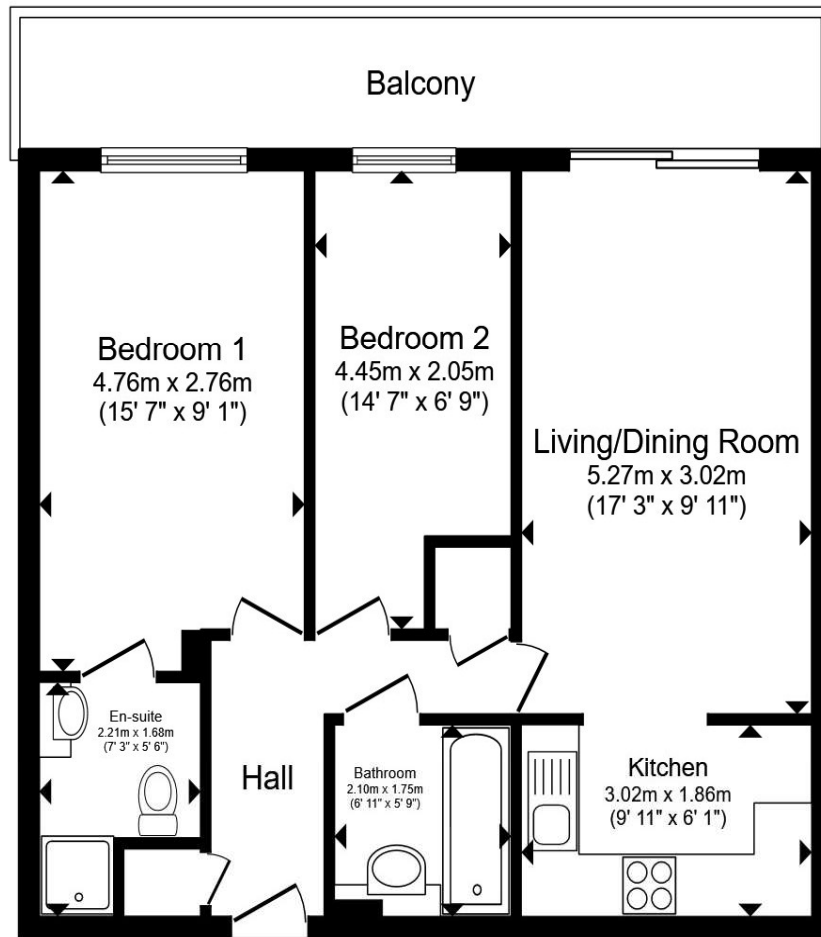


**welcome to**

**Azalea House Bedfont Lane, Feltham**

A two bedroom, two bathroom apartment situated on the second floor of Azalea House in Feltham. The accommodation comprises an open-plan living and dining area with access to a private balcony looking out towards the street, the master bedroom benefits from an ensuite bathroom.





A two bedroom, two bathroom apartment situated on the second floor of Azalea House in Feltham. The accommodation comprises an open-plan living and dining area with access to a private balcony looking out towards the street, while the master bedroom benefits from an ensuite bathroom. The kitchen is positioned off the living space and offers practical storage and worktop areas suitable for everyday use. A separate family bathroom serves the remainder of the apartment.

Additional features include lift access, options for renting a parking space and communal areas maintained for residents.

The property is conveniently located close to Feltham High Street, offering a variety of shops, supermarkets, cafés and local amenities. Feltham Station is within easy reach and provides regular services into London Waterloo, with local bus routes and road links including the A312, A30 and M4 also nearby. Heathrow Airport is a short drive away.

Total floor area 58.1 m<sup>2</sup> (625 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](http://www.propertybox.io)



welcome to

## Azalea House Bedfont Lane, Feltham

- TWO BEDROOM SECOND FLOOR APARTMENT
- TWO BATHROOMS
- LIFT SERVICED
- TOWN CENTRE LOCATION
- COMMUNAL TERRACED GARDENS
- CLOSE TO FELTHAM MAINLINE STATION
- BALCONY LOOKING OUT TOWARDS THE STREET
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 26 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113398](https://barnardmarcus.co.uk/Property/FEL113398)



Property Ref:  
FEL113398 - 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.



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)