



barnard marcus

**Camellia House Tilley Road, Feltham TW13 4GJ**



**welcome to**

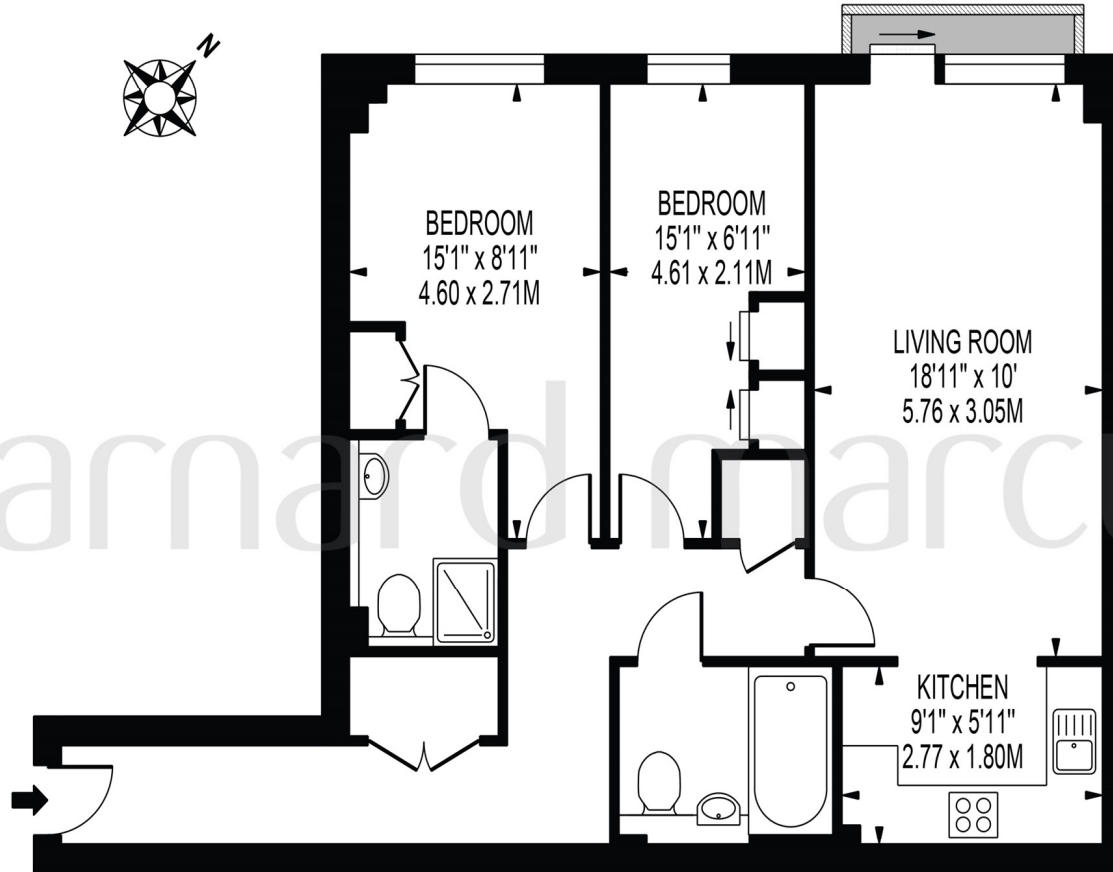
**Camellia House Tilley Road, Feltham**

**\*\* NO CHAIN \*\*** A well presented two bedroom, two bathroom apartment located in the ever popular Camelia House development. This is perfect for first time buyers or investors to acquire this excellent property in a prime location.



# CAMELIA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.25 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.

The property comprises an entrance hallway, master bedroom with en-suite a second double bedroom and main family bathroom. This modern apartment features a well-proportioned reception room that leads to the separate kitchen. It also further benefits from its own balcony and communal grounds.

Camelia House is superbly located on Feltham High Street next door to a large Asda and the main shopping retail park. Here you will find a multitude of major shops, restaurants and coffee shops quite literally on your doorstep. You also benefit from Feltham Mainline train station (zone 6, frequent trains to Waterloo - 30 mins). There is a doctor's surgery, Library, Reach Academy rated 'an outstanding school' by Ofsted all within close proximity. Multiple bus routes into the surrounding areas of Bedfont, Heathrow and Kingston service the area which is excellent for commuters. Also within close proximity is Hatton Cross underground (Piccadilly Line, zone 6) and the A316 leading to the M3 with access to the M25 and Heathrow Airport.

welcome to

## Camellia House Tilley Road, Feltham

- TWO BEDROOMS
- NO CHAIN
- TWO BATHROOMS
- TOWN CENTRE LOCATION
- BALCONY AND TERRACE
- WALKING DISTANCE TO FELTHAM MAINLINE STATION
- EXCELLENT INVESTMENT OPPORTUNITY
- LIFT SERVICED

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 330.00

Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113460](https://barnardmarcus.co.uk/Property/FEL113460)



Property Ref:  
FEL113460 - 0002

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.



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