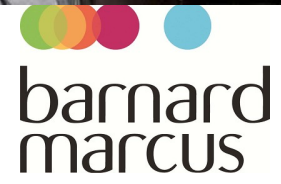




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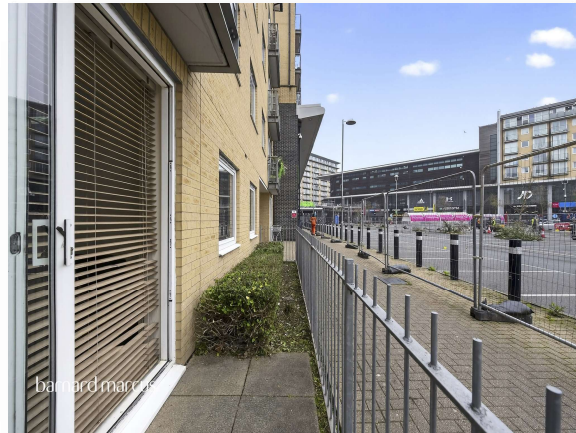
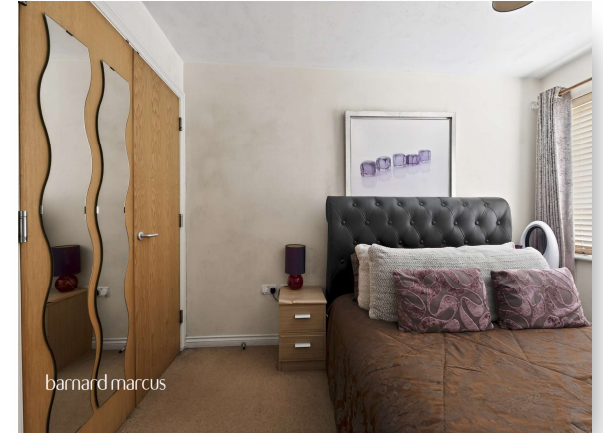
Buddleia House Tilley Road, Feltham TW13 4GH

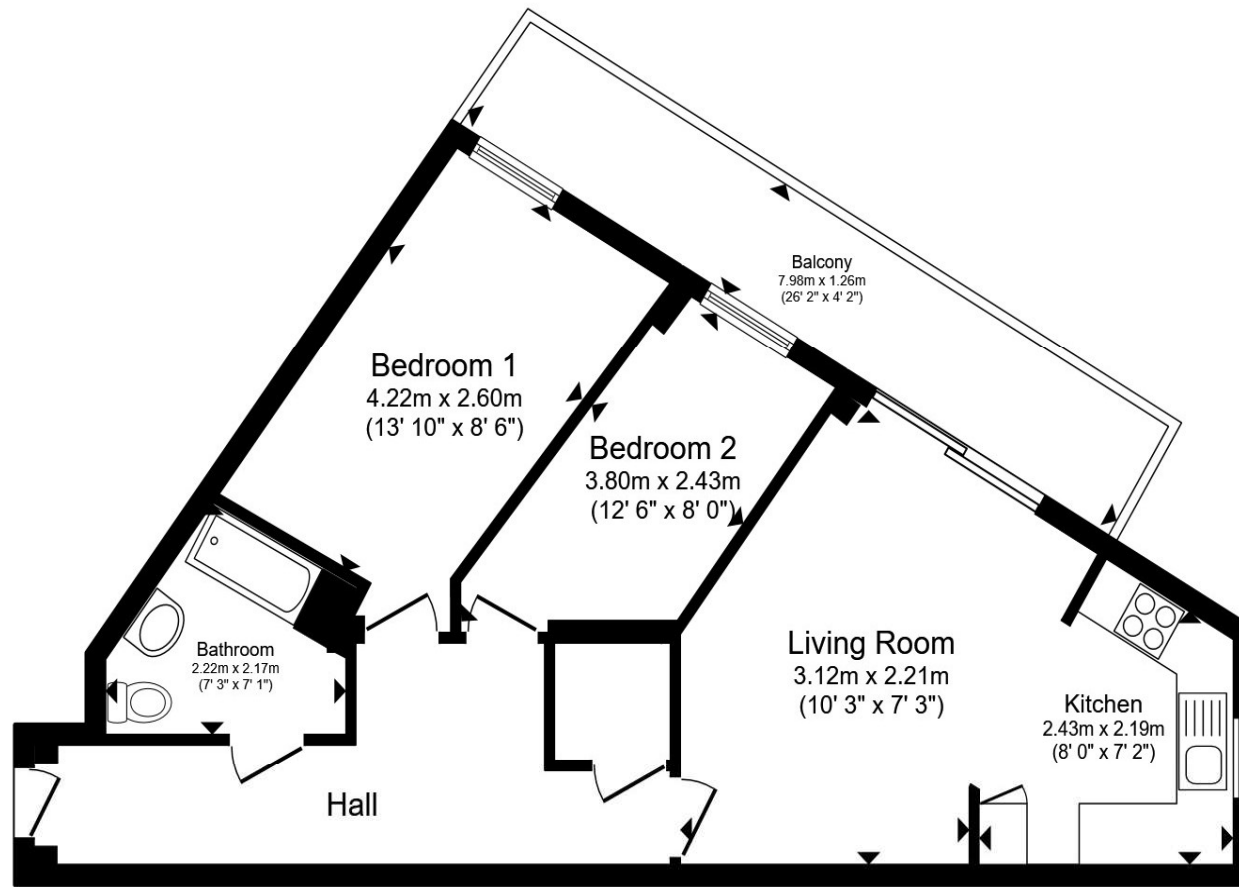


welcome to

Buddleia House Tilley Road, Feltham

35% shared ownership Well-presented two-bedroom ground floor apartment in central Feltham with private garden, open-plan living/kitchen area, secure entry phone access, all-electric heating, and excellent access to shops, schools, and Feltham station with direct links to Waterloo.





Ground Floor

Total floor area 56.2 m² (605 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



35% shared ownership Situated within Buddleia House in the heart of Feltham, this well-presented two-bedroom ground floor apartment offers practical modern living with the added advantage of private outside space, a feature not commonly available to many apartments within the development.

Accessed via a communal entrance door with a secure entry phone system, the property is positioned on the ground floor and opens into a welcoming entrance hallway. From here, there is access to both bedrooms, a useful storage cupboard, and the family bathroom. The layout is practical and well arranged, making the property suitable for a range of buyers including first-time purchasers, downsizers, or investors.

At the end of the hallway, the property opens into a bright open-plan living room and kitchen area, creating a sociable and versatile main living space. The kitchen is arranged to maximise functionality while remaining open to the reception area, making it ideal for both day-to-day living and entertaining.

A particular highlight of the apartment is the patio door leading directly from the living area to a small private garden space, offering an attractive outdoor area for seating or plants and a valuable benefit that many other flats in the building do not have.

The property is fully electric, providing simple and efficient utility arrangements throughout.

Ideally located in central Feltham, the apartment is within a short walk of local amenities.

welcome to

Buddleia House Tilley Road, Feltham

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN SPACE
- OPEN PLAN LIVING ROOM AND KITCHEN
- SECURE ENTRY PHONE SYSTEM
- ALL ELECTRIC PROPERTY
- CENTRAL FELTHAM LOCATION
- SHORT WALK TO MAINLINE STATION
- PERMIT PARKING AVAILABLE NEARBY

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2040.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£87,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113660



Property Ref:
FEL113660 - 0003

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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