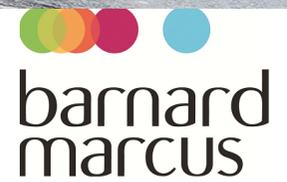




Katherine Court Park Road, Feltham TW13 6AQ



welcome to

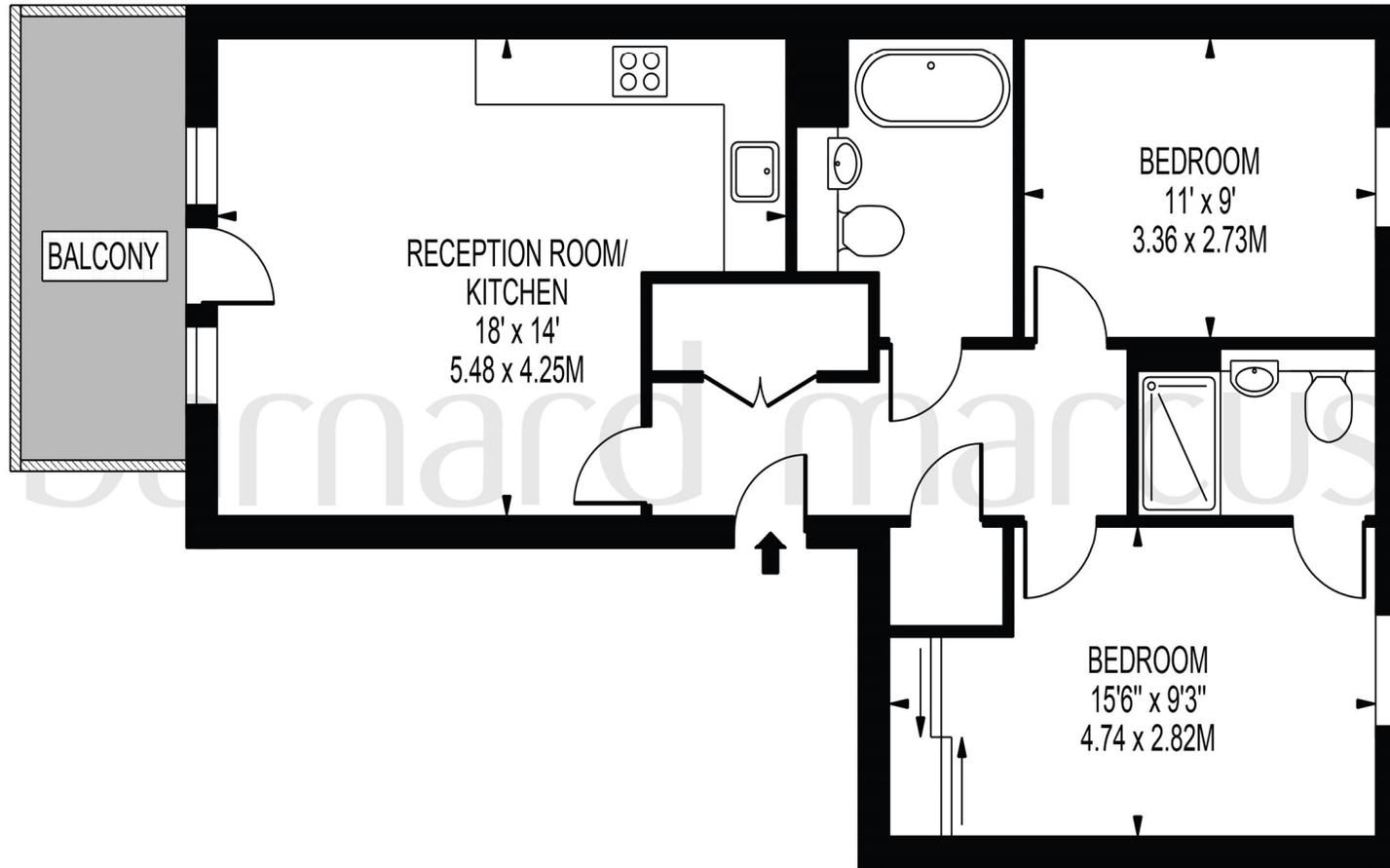
Katherine Court Park Road, Feltham

Modern two-bedroom apartment in Katherine Court featuring a bright open-plan living area, contemporary kitchen, en-suite to master bedroom, and allocated parking. Ideally located near Feltham High Street and transport links, offering convenient and comfortable living.



KATHERINE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 665 SQ FT - 61.79 SQ M



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.

Located within the sought-after Katherine Court development, this stylish apartment offers a perfect blend of modern design and everyday convenience in a well-connected setting.

The property features a bright and spacious open-plan living and dining area, ideal for both relaxing and entertaining. Large windows enhance the space with an abundance of natural light, creating a warm and welcoming atmosphere. The contemporary kitchen is fitted with high-quality units and integrated appliances, combining practicality with a sleek finish.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and ample storage space. The master bedroom benefits from its own en-suite shower room, while the second bedroom is served by a modern, well-appointed family bathroom.

Additional advantages include an allocated parking space, secure entry system, and access to neatly maintained communal areas, providing both security and ease of living. Benefit of the NHBC structural warranty (3 years remaining).

Katherine Court is ideally positioned on Park Road, close to Feltham High Street with its range of shops, cafés, and local amenities. Feltham Station offers direct rail services to London Waterloo, and nearby access to the M3 and M25 ensures excellent road connectivity. The area also offers a selection of schools, green spaces, and leisure facilities nearby.

welcome to

Katherine Court Park Road, Feltham

- TWO DOUBLE BEDROOM APARTMENT
- MODERN OPEN-PLAN LIVING SPACE
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- STYLISH FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- SECURE ENTRY SYSTEM
- BENEFIT OF THE NHBC STRUCTURAL WARRANTY (3 YEARS REMAINING)

Tenure: Leasehold EPC Rating: B

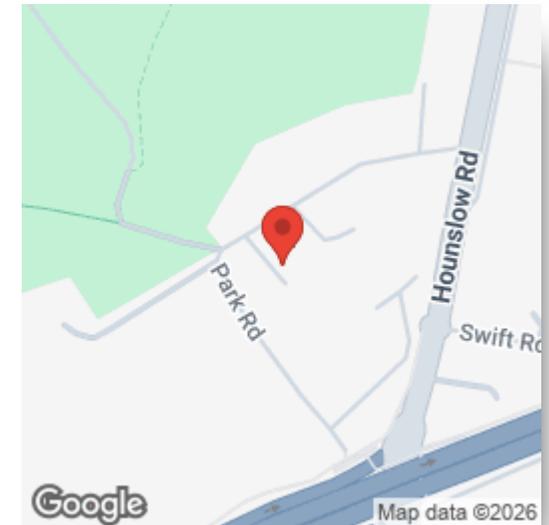
Council Tax Band: C Service Charge: 1399.92

Ground Rent: Ask Agent

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.

guide price

£335,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113131](https://www.barnardmarcus.co.uk/Property/FEL113131)



Property Ref:
FEL113131 - 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.

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