



**Redford Close, Feltham TW13 4TH**

**welcome to**

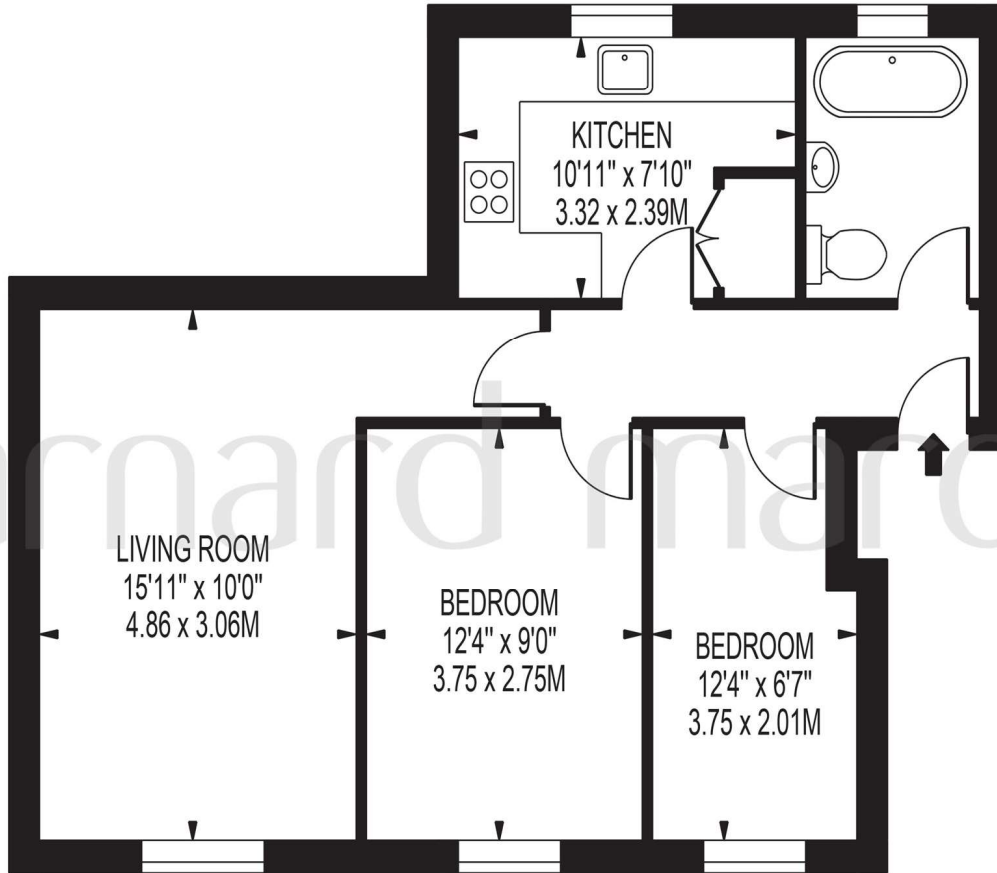
**Redford Close, Feltham**

Introducing to the market this excellent two-bedroom, ground floor apartment situated in a popular residential development on Redford Close. To be sold CHAIN FREE, this is an ideal opportunity to acquire a fantastic investment property.



# REDFORD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 567 SQ FT - 52.67 SQ M



## GROUND 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.

This larger than average property comprises of two double bedrooms, family bathroom, modern fitted kitchen and reception room which provides a comfortable living space. It further benefits from ample residents parking within the development and communal grounds.

Redford Close is a popular residential location just a short distance from Feltham High Street. Being just a short commute away from the town centre, it gives you access to a multitude of shops, restaurants and supermarkets as well as leisure facilities including a Cinema. Multiple bus routes service the area and provide easy access to Feltham Mainline train station getting you into London Waterloo in approx. 25 mins. You have the additional benefit of being on the H26 bus route giving you a direct route to Hatton Cross Underground station and easy reach to Heathrow Airport. Bedfont Lakes, which is a nature reserve with long walks and beautiful scenery, are only a short drive away for those who enjoy outside space. This is an excellent property for both first time buyers and investors set within a prime location.

welcome to

## Redford Close, Feltham

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- COMMUNAL PARKING
- COMMUNAL GARDENS
- INVESTMENT OPPORTUNITY
- CLOSE TO FELTHAM HIGH STREET
- CLOSE TO FELTHAM MAINLINE STATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 600.00

Ground Rent: 600.00

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.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112657](https://www.barnardmarcus.co.uk/Property/FEL112657)



Property Ref:  
FEL112657 - 0007

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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