



**Dorney Way, Hounslow, TW4 5EB**

**£199,950**

A well presented ground floor one bedroom purpose built flat situated in this popular residential location with access to transport links. The accommodation comprises lounge, modern fitted kitchen, bedroom and modern bathroom. Benefits include double glazed windows, electric heating, communal gardens and allocated parking space. Also benefitting of a new lease of over 150 years on completion.

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**Communal Entrance**

Entry phone system, communal hallway leading to front door.

**Entrance Hallway**

Storage cupboard, laminate flooring, doors to...

**Lounge**

Rear aspect double glazed window, electric heater, laminate flooring, leading through to...

**Kitchen**

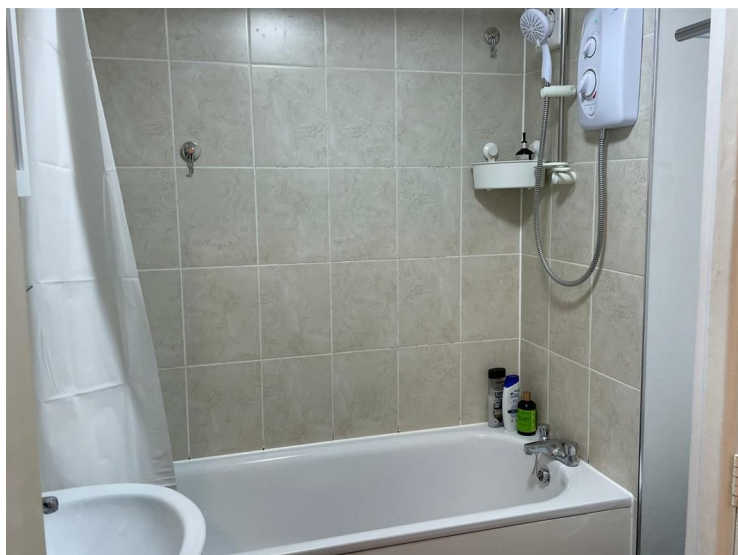
Modern kitchen with a range of wall and base units, single drainer sink with mixer tap, four ring hob with oven below and extractor above, space and plumbing for washing machine, space for fridge/freezer, tiled walls and flooring, rear aspect double glazed window.

**Bedroom**

Front aspect double glazed window, fitted wardrobes, electric heater, laminate flooring.



### Bathroom



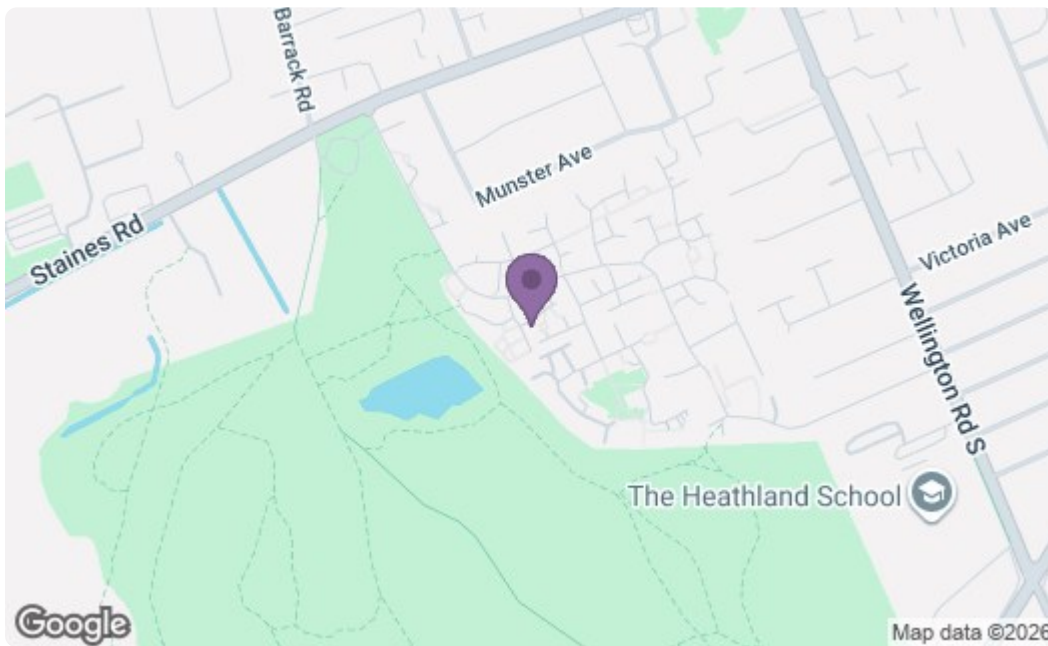
Panel enclosed bath with electric shower unit above, hand wash basin, low level w/c, part tiled walls, airing cupboard housing tank, extractor fan, tiled flooring.



### Outside



Allocated parking space and communal gardens.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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