

# Rolfe East



Duke Court, Pontes Avenue, TW3 3FL.    £229,950 Leasehold.

- Large one bedroom apartment (over 620sqft)
- Stunning south facing 20ft balcony
- Lift servicing all floors
- Beautifully presented
- Chainfree sale
- Allocated parking
- Long lease (111 years)
- Must be viewed

A beautifully presented and larger than average one bedroom luxury apartment with a stunning balcony and allocated parking, brought to the market for sale without any onward chain.

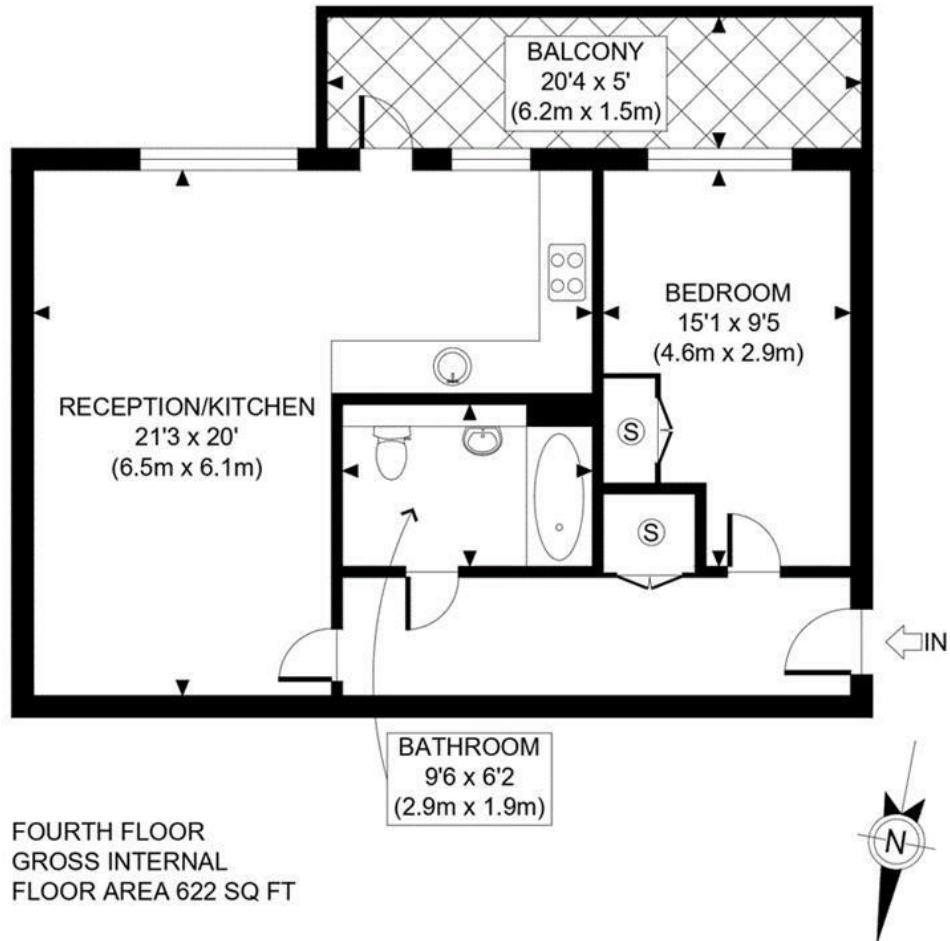
This lovely property is situated on the fourth floor of this very well maintained apartment block, which benefits from a lift servicing all floors, a long lease and spotless communal areas. Accommodation is arranged over 620sqft and comprises a modern open plan living area incorporating a lounge, dining area and modern fitted kitchen with integrated appliances, a double bedroom with built in wardrobes and a family bathroom. Outside, there is a wonderful south facing 20ft private balcony, perfect for relaxing on those long summer's evenings and allocated parking.

Duke Court is superbly located just off of Staines Road and within walking distance of Hounslow High Street with the many supermarkets, restaurants and large brand stores. The property is approximately three quarters of a mile from both Hounslow Mainline and Hounslow Central stations, (Piccadilly Line) giving fast access into London and out to Heathrow. The Heart of Hounslow hospital is also within easy reach as are many bus links serving the surrounding areas.



Council Tax Band: C C

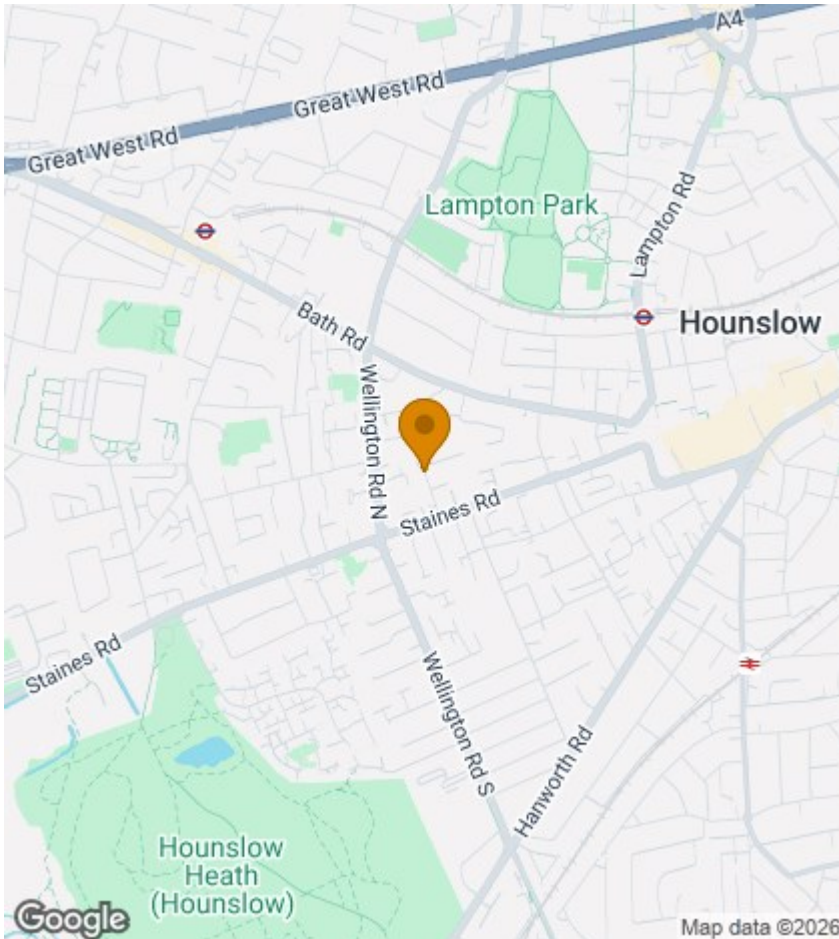




APPROX. GROSS INTERNAL FLOOR AREA: 622 SQ FT/ 58 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



**EPC Rating: C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 