



barnard marcus

**New Chapel Square, Feltham, TW13 4AZ**



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## Welcome to

# New Chapel Square, Feltham

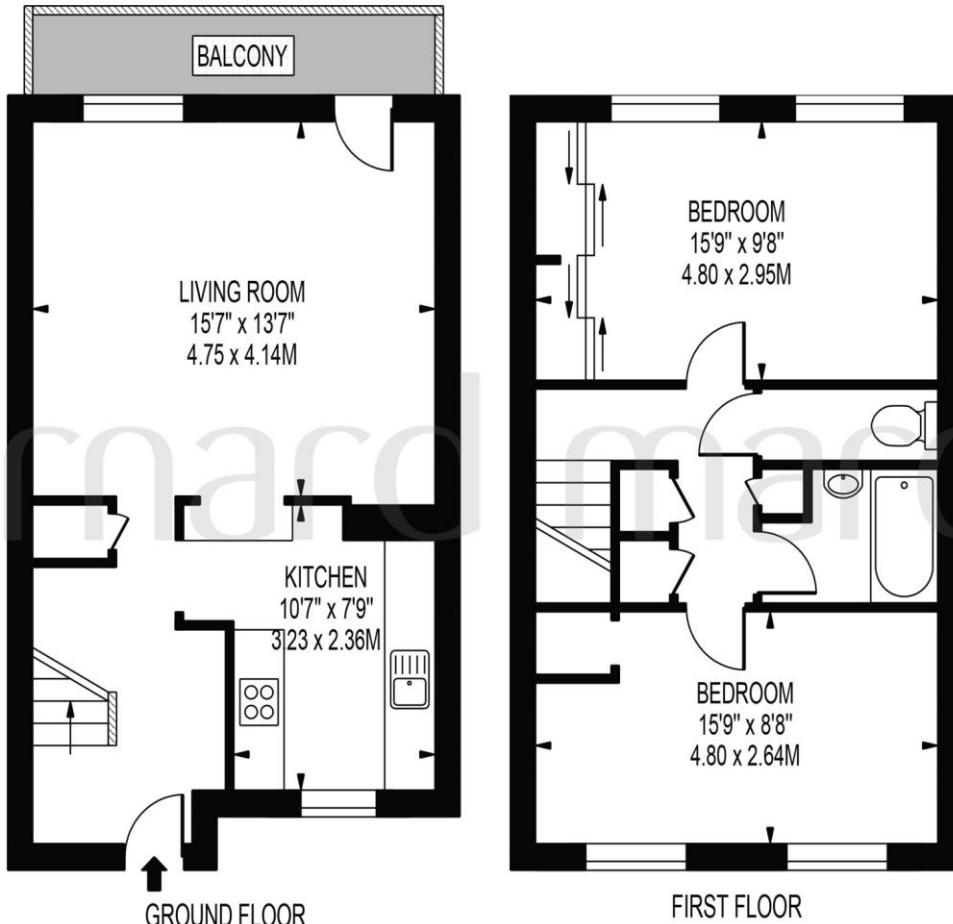
Welcome to this cosy two-bedroom maisonette in Feltham. Laid out over two floors, this inviting property features a spacious living room, a functional kitchen, family bathroom with separate W/C, and two generously sized bedrooms. The well-proportioned bedrooms provide a comfortable retreat, while the bathroom is fitted with all the essentials. It also benefits from its own large private balcony spanning the width of the property offering outdoor space with a view. Further benefits include a secure entry phone system to the development, a large communal courtyard for residents to enjoy, lift access to all floors, parking in the secure basement with key fob access, and a long lease of 115 Years remaining. The property is a great opportunity for first time buyers to make their own as well as investors looking to add to their portfolio, being CHAIN FREE this makes for a smooth buying process. The property will also be sold fully furnished as is.

New Chapel Square is ideally located for access to Feltham Town Centre with its multitude of shops, restaurants and leisure facilities. Here you will also find the superb Mainline Train Station that serves London Waterloo in under 30 minutes, plus bus routes to Hounslow are on your doorstep, other routes such as the 116, 117, 490, 285, 90, and 235 can easily be accessed providing convenient links to the surrounding areas and beyond. Local schools, parks and outdoor spaces are also a short distance away as well as Heathrow Airport.



# NEW CHAPEL SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 818 SQ FT - 75.99 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.

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- THIRD FLOOR SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- LARGE PRIVATE BALCONY
- SECURE RESIDENTS PARKING
- LONG LEASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1582.40

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 2016.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £280,000



**view this property online** [barnardmarcus.co.uk/Property/FEL112597](http://barnardmarcus.co.uk/Property/FEL112597)

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.



Property Ref:  
FEL112597 - 0011



Please note the marker reflects the  
postcode not the actual property



**020 8890 4037**



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



**barnardmarcus.co.uk**