

263 Staines Road, Hounslow, TW3 3JW
Guide Price £189,950

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Offered to the market chain free, this well-proportioned first-floor apartment represents an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises a double bedroom, a comfortable reception room open plan with the kitchen and a separate family bathroom, together with useful internal storage.

Further benefits include an approximate 157-year lease, allocated parking to the rear and access to communal gardens.

Perfectly situated within a short walk of Hounslow Town Centre offering an array of popular restaurants, cafes, leisure facilities and the Treaty Centre. For those commuting into Central London the Underground Station (Hounslow Central Piccadilly Line) and Hounslow Rail Station can be found in less than 0.5 miles as well as bus links to London Heathrow Airport and neighbouring towns. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

Key Features

- **Chain Free**
- **First Floor Apartment**
- **One Bedroom**
- **Reception Room**
- **Kitchen**
- **Family Bathroom**
- **Internal Storage**
- **Approx. 157 Years Lease**
- **Allocated Parking at Rear + Communal Gardens**
- **Circa 361 Sq.Ft**

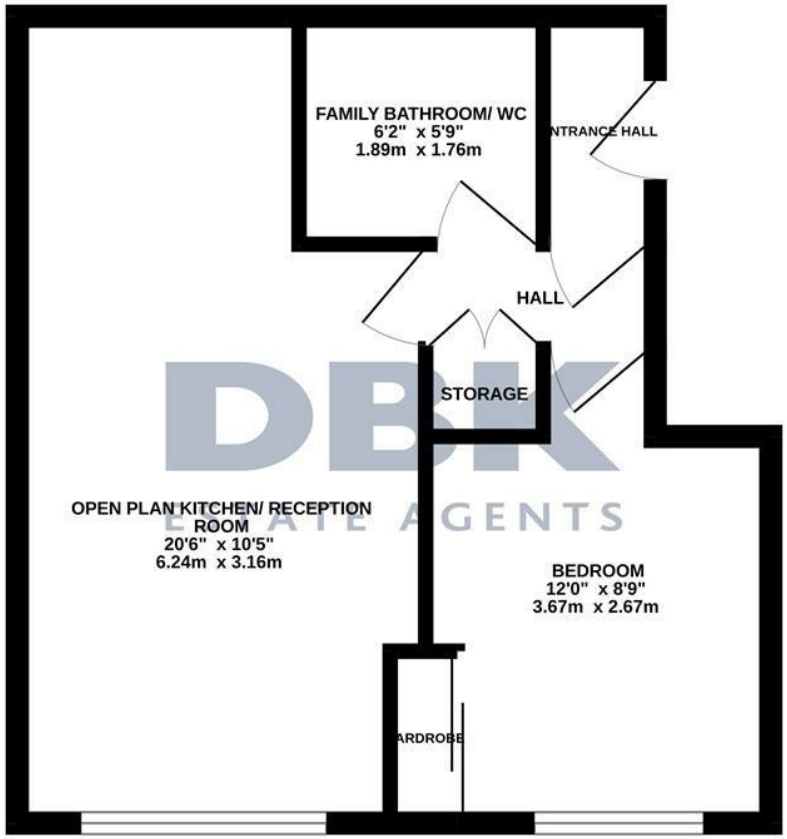


Lease
157 years remaining

Service Charge
£2,143.75 per annum

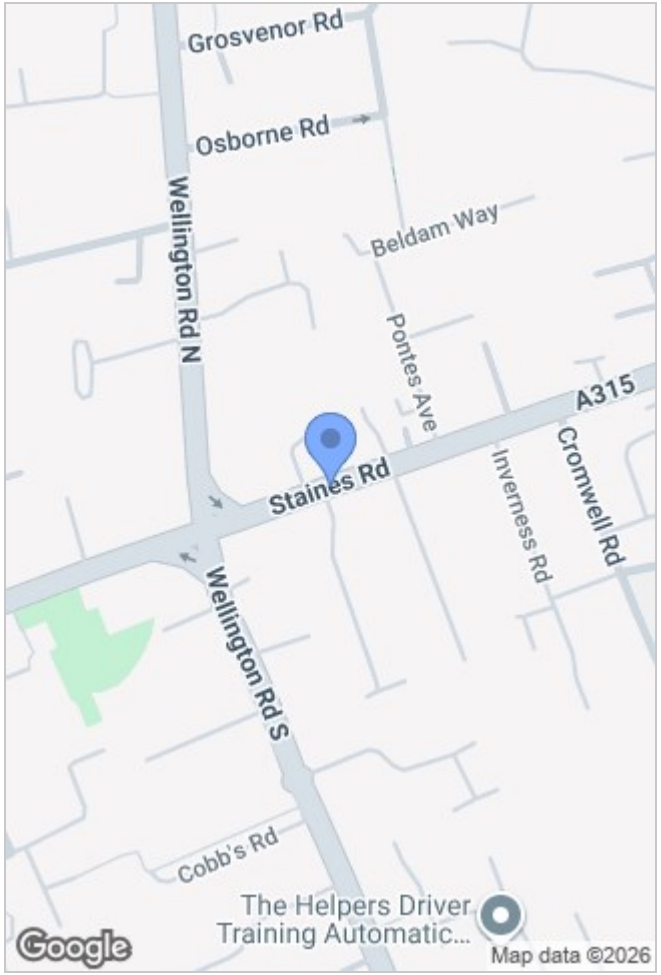
Ground Rent
£80.00 per annum

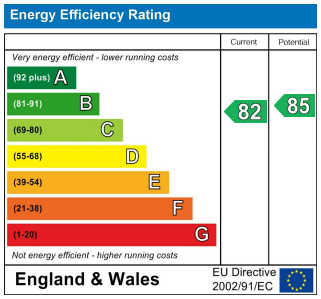
361 sq.ft. (33.5 sq.m.) approx.

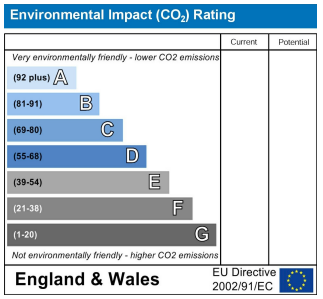


TOTAL FLOOR AREA : 361 sq.ft. (33.5 sq.m.) approx.

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