

£285,000

Highfield Road

Feltham, TW13 4GR

PROPERTY SUMMARY

Shaw & Co are delighted to present this well-presented two-bedroom, two-bathroom fourth-floor apartment, ideally located in the heart of Feltham and offered chain free.

The property provides spacious and modern living, making it an excellent choice for first-time buyers, professionals or investors seeking a low-maintenance property in a highly convenient location.

The accommodation comprises a bright and spacious open-plan living and dining area with a fully fitted kitchen, creating an ideal space for both everyday living and entertaining. The generous main bedroom benefits from a private ensuite bathroom, while the second double bedroom is served by a separate family bathroom.

Both bedrooms have access to the large balcony which spans across the whole flat.

Further benefits include allocated parking, lift access, ample storage, a long lease and complimentary 24-hour use of the on-site residents' gym.

The apartment is ideally positioned just a short walk from Feltham High Street, offering a wide range of shops, restaurants and everyday amenities. Feltham train station is also within easy reach, providing excellent transport connections towards Central London and Heathrow Airport.

Lease - 134 Years

Service Charge - £3,410 per annum

Ground Rent - £380 per annum

2



2



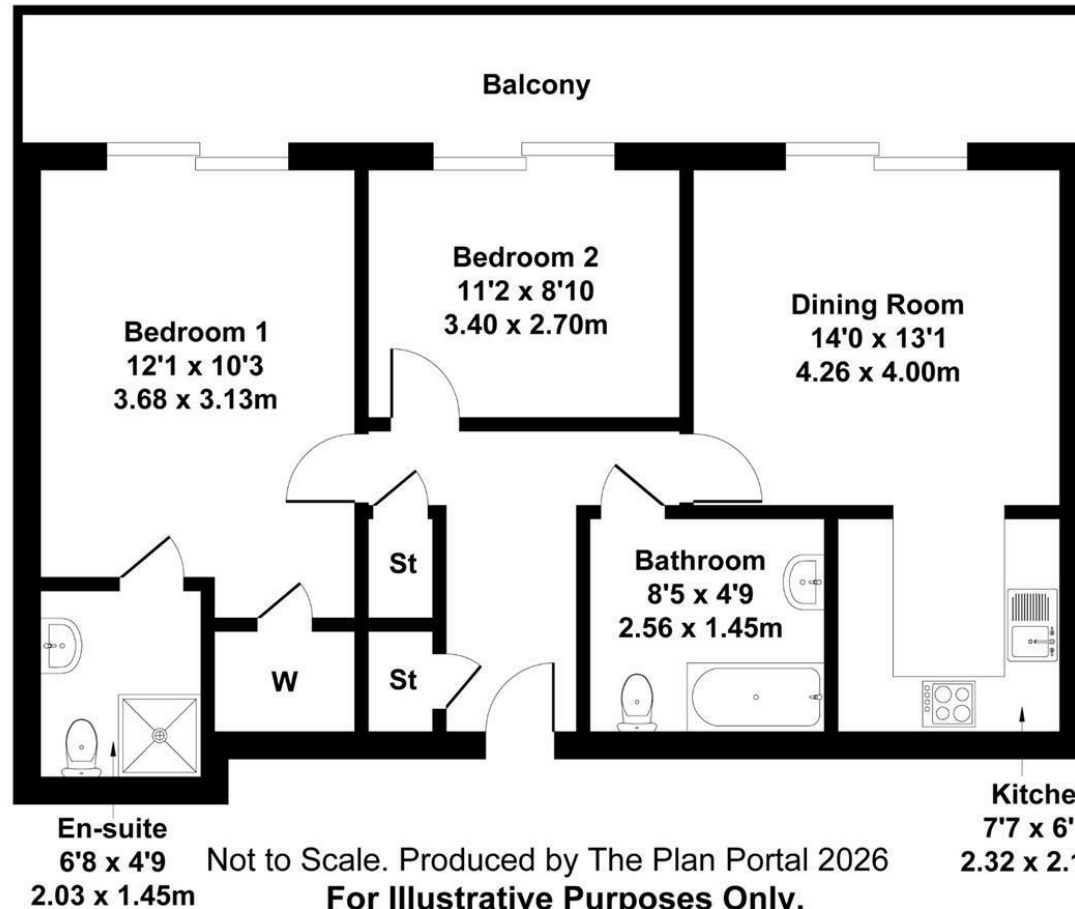
1





Berberis House

Approximate Gross Internal Area
743 sq ft - 69 sq m



LOCAL AUTHORITY

Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS
401 Legacy Centre
Hampton Road West
Feltham
TW13 6DH

OFFICE DETAILS
02088 938802
feltham@shawandcoestates.com
<http://www.shawandcoestates.com>