



For Sale

Flat

Maurice Court | Brentford | TW8

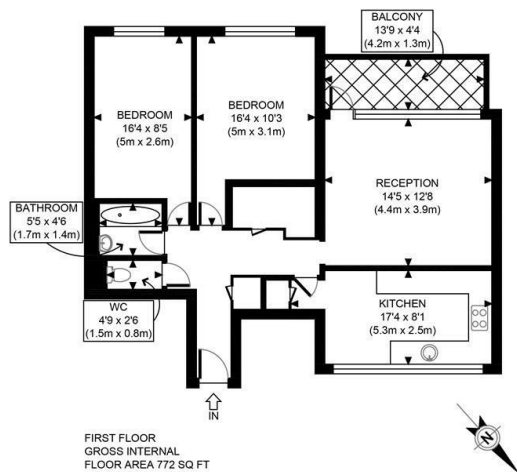
Offers In The Region Of £330,000
| Leasehold

1 Receptions | 2 Bedroom | 1 Bathroom

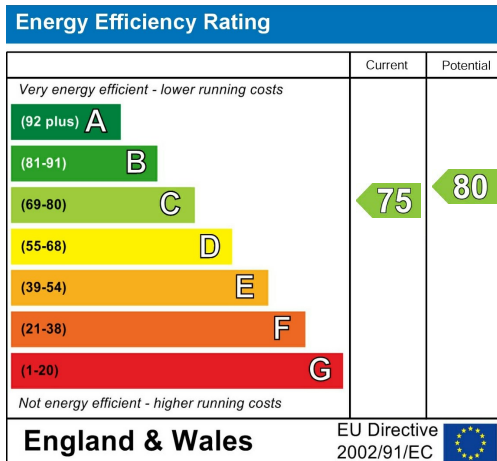
- Large kitchen
- Two bedrooms
- Balcony
- Heating and hot water included in service charges
- Property over Two floors
- Acquired development
- Brentford Dock
- Permit parking available

FREEDOM TO MOVE





APPROX. GROSS INTERNAL FLOOR AREA 772 SQ FT / 72 SOM	Maurice Ct
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/11/22 photoplan



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

"Cash buyers only"

Hawks presents this two double bedroom, first floor flat within the Brentford Dock estate, TW8.

The property comprises: two double bedrooms, a family bathroom, a separate WC, a kitchen/diner and a lounge leading onto a private balcony facing Syon Park. Gross internal floor area is approximately 772 sq ft.

The flat is leasehold with approximately 52 years remaining and an annual ground rent of £120, due to which the property is suited to cash buyers only. Service charges cover hot water, central heating, and the estate's shared grounds, marina and residents' facilities.

The estate is close to Brentford High Street and The Brentford Project, with shops, bars and riverside walks nearby. Brentford railway station is approximately 0.7 miles away (around a 17-minute walk), and St Paul's Church of England Primary School is approximately 0.6 miles away (around a 12-minute walk).



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