

**Studio Apartment**

**Guide Price  
£155,000**



## **Caroline Place UB3 5AF**

**INVESTMENT ONLY / GROUND FLOOR:** Studio apartment situated in a popular modern development adjacent to the Bath Road near Heathrow Airport and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out ground floor apartment is set in well kept communal grounds and features a communal hallway with Entryphone system, fitted kitchen with gas hob, electric oven and extractor fan, studio area with custom fitted pull down double bed, fitted wardrobes and storage units plus a utility area with large storage cupboard and a fitted shower room.

Available for investment only this property also benefits from gas central heating, numbered residents and visitors permit parking.

Investment buyer's only.

## **Accommodation**

**Ground Floor Studio  
Apartment**

**Convenient Popular  
Location**

**Perfect For Heathrow**

**Fitted Kitchen**

**Gas Central Heating**

**Residents Permit Parking**

**EPC Rating C / Leasehold**

## Ground Floor

**Entrance** - Communal entrance with entryphone system.

**Studio / Living Space** - 15' 1" x 11' 1" (4.6m x 3.4m) Carpet flooring and radiator. Custom built and fitted pull down double bed, fitted wardrobes and storage unit. Secondary glazed window to rear aspect.

**Kitchen** - 7' 10" x 4' 11" (2.4m x 1.5m) Vinyl flooring and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, part tiled walls and splashbacks. Secondary glazed window to side aspect

**Utility Room** - Vinyl flooring, large storage cupboard and radiator. Fitted base units with worktop to include a single drainer sink unit, plumbing for washing machine, wall mounted gas central heating boiler and part tiled walls and splashbacks. Secondary glazed window to side aspect

**Shower Room** - Ceramic tiled flooring, extractor fan and radiator. Three-piece shower room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Secondary glazed frosted window.



## Exterior

**Outside** - Well kept communal gardens. Numbered resident and visitor permit parking

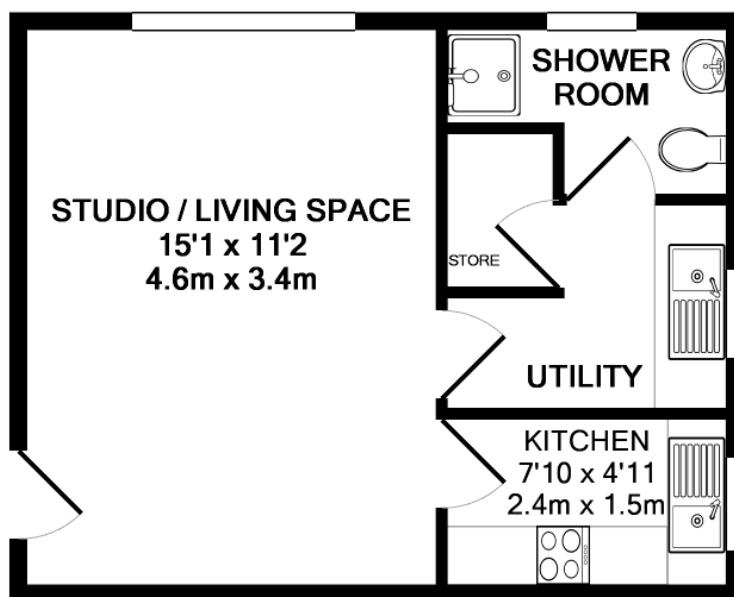
**Tenure** - Leasehold: Approximately 125 years from 29 September 1988 Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately £795 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** Approximately £92.50 per annum (to be confirmed by Vendors solicitor)

**Council tax band C**





TOTAL APPROX. FLOOR AREA 311 SQ.FT. (28.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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