



## The Dell TW14 0JF

**2 DOUBLE BEDROOMS / FIRST FLOOR FLAT:** A conveniently located 2 bedroom first floor flat for Buy-To-Let or as a first time purchase.

This much larger than average property is also situated near bus route, Feltham train station and London Heathrow Airport. The M4/M25 networks only a short drive away.

This property comprises of large entrance hall, reception room with dining, fitted kitchen, bathroom and 2 double bedrooms.

Additional benefits are double glazing and gas central heating.

Viewing Highly Recommended.

## Accommodation

2 Double Bedrooms

First Floor Flat

Double Glazing / Gas  
Central Heating

Large Reception Room

Fitted Kitchen

No Upper Chain

EPC Rating C / Leasehold

## First Floor

**Entrance Hall** - Laminate flooring, storage cupboards and rear aspect double glazed window.

**Reception Room** - 17' 8" x 11' 1" (5.4m x 3.4m) Laminate flooring, radiator and front aspect double glazed window.

**Kitchen** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect

**Bedroom 1** - 13' 8" x 9' 6" (4.2m x 2.9m) Laminate flooring, fitted wardrobe and front aspect double glazed window.

**Bedroom 2** - 13' 8" x 8' 10" (4.2m x 2.7m) Laminate flooring, radiator and front aspect double glazed window.

**Bathroom** - Tiled flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Outside** - Communal Gardens.

**Tenure** - Leasehold: 125 years from 15 August 1983 although Vendors solicitor will confirm exact term remaining.

Service Charge: £83.00 per calendar month to although Vendors solicitor will confirm exact charges levied.

Ground Rent: £10.00 per annum (to be confirmed by Vendors solicitor)

**About Feltham** - Feltham is a large town in West London, England, 13 miles (21 km) from Charing Cross. Historically part of Middlesex, it became part of the London Borough of Hounslow in 1965. The parliamentary constituency of Feltham and Heston has been held by Labour Party MPs since 1992. In 2011, the population of the combined census area of Feltham, Bedfont and Hanworth was 63,368.

The economy of the town was largely agrarian until the early twentieth century, when it was transformed by the expansion



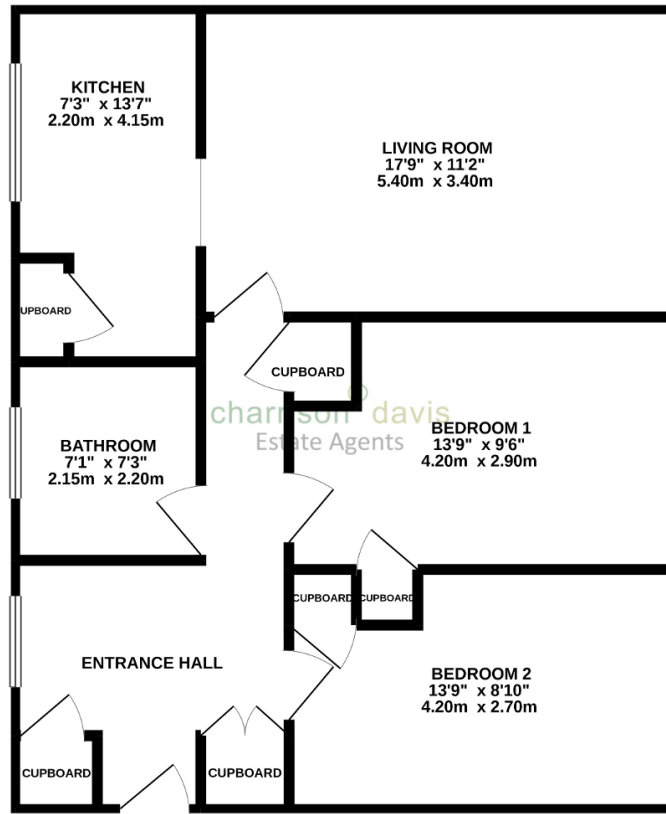


of the London urban area. Most of the original High Street was demolished in the 1960s and 1970s. Further redevelopment in the early 2000s created the current shopping centre, which opened in 2006.

Heathrow Airport is to the north west of the town and is a major centre of employment for local residents. Feltham railway station is on the Waterloo to Reading line, between Twickenham and Staines-upon-Thames.



FIRST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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.  
Made with Metropex ©2021

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		