



## Felbridge Court 311 High Street UB3 5EP

**SPACIOUS STUDIO / GREAT LOCATION:** This larger than average first floor Studio apartment is situated in an extremely popular location in the heart of Harlington near shops, bus routes to the Bath Road and London Heathrow Airport and with easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations (Crossrail due 2022) are also only a short drive away.

This first floor apartment features a communal entrance with entryphone system, spacious studio area with built in wardrobe, fitted kitchen, large storage cupboard in hall and a fitted bathroom.

Other benefits include double glazed windows, numbered residents parking and well kept communal grounds.

## Accommodation

Studio Apartment

First Floor

Larger Than Average

Double Glazing

Three-Piece Bathroom

Allocated Parking

EPC Rating D / Leasehold

## First Floor

**Hallway** - Fitted carpet.

**Studio Room / Living Area** - 15' 8" x 10' 9" (4.8m x 3.3m)

Fitted carpet, electric heater, fitted wardrobe and double glazed window.

**Kitchen** - 11' 9" x 7' 2" (3.6m x 2.2m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, space for fridge/freezer, plumbing for washing machine, and part tiled walls and splashbacks. Double glazed window to aspect

**Bathroom** - 9' 6" x 4' 11" (2.9m x 1.5m) Tiled flooring. 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

**Allocated Parking** - Parking space.

**Tenure** - Leasehold: Approximately 950 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately £750.00 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** £158.00 half yearly (to be confirmed by Vendors solicitor)

**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

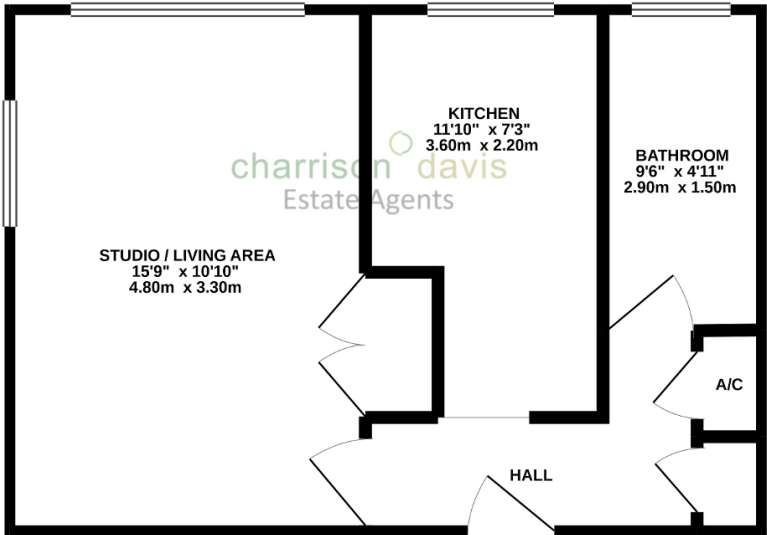
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.





The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 369 sq.ft. (34.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81  B
55-68	D	67  D	
39-54	E		
21-38	F		
1-20	G		