

1 Bed Flat

£250,000



Kings Court 575 Bath Road UB7 0EH

GROUND FLOOR FLAT / GREAT LOCATION: A 1 bedroom flat located a short distance to the east of the Duke of Northumberland's River in the sought after location of Longford Village with its two local public houses, petrol station and 24hr McDonalds drive through restaurant. Ideal for Terminal 5 and easy access to London Heathrow Airport and is also convenient for the Bath Road and the M4/M25 motorway networks.

The property features a entrance hall, reception room, fitted kitchen, large double bedroom, bathroom and private rear garden.

Viewing Highly Recommended.

Accommodation

Ground Floor Flat

1 Bedroom

Private Rear Garden

Modern Fitted Kitchen

Double Glazing / Gas
Central Heating

Communal Parking

EPC Rating D / Leasehold

Ground Floor

Entrance Hall - Laminate flooring, large storage cupboard and radiator.

Living Room - 10' 9" x 15' 8" (3.3m x 4.8m) Laminate flooring, radiator and rear aspect double glazed doors leading to garden.

Kitchen - 9' 10" x 5' 6" (3m x 1.7m) 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, tiled walls and splashbacks.

Bedroom - 10' 2" x 12' 5" (3.1m x 3.8m) Laminate flooring, radiator and double glazed window to front aspect.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.

Exterior

Outside - Low maintenance rear garden with rear access.

Tenure - Leasehold: 125 years from 29 September 1989 although Vendors solicitor will confirm exact term remaining.

Service Charge: Vendors solicitor will confirm exact charges levied.

Ground Rent: (to be confirmed by Vendors solicitor)

About Longford - Longford is a district of the London Borough of Hillingdon, on the north western perimeter of London Heathrow Airport. Longford village is a linear development astride the original Bath Road and as such close to the M25/ M4 motorway networks with the newer Junction 14 of the M25 for Terminal 5 airport roads only. There are several hotels, a McDonalds fast food restaurant and a petrol service station just on the outskirts of the Village and two Public Houses within the Village centre. The area is characterized by an historic village core and similar-sized green buffer zones and much of the land surrounding the village of Longford is within the Metropolitan Green Belt.

Council Tax - C.





TOTAL FLOOR AREA: 483 sq.ft. (44.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		