

Studio Apartment

Offers in Excess of  
**£180,000**



## **Kings Court, 575 Bath Road UB7 0EH**

**LARGE STUDIO / GREAT LOCATION:** A studio 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, spacious hallway, fitted kitchen with storage and large studio/sleeping area.

Viewing Highly Recommended.

## **Accommodation**

Large Studio Apartment

Fitted Kitchen

Spacious Sleeping Area

Double Glazing

Fitted Bathroom Suite

No Upper Chain

EPC Rating C / Leasehold

## Second Floor

**Entrance Hall** - Fitted carpet.

**Sleeping Area** - Fitted carpet, electric heating, feature fireplace and rear aspect triple glazed Georgian style window.

**Kitchen** - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, extractor fan hood, electric oven, space for fridge/freezer, fitted cupboard and part tiled walls and splashbacks.

**Bathroom** -

## Exterior

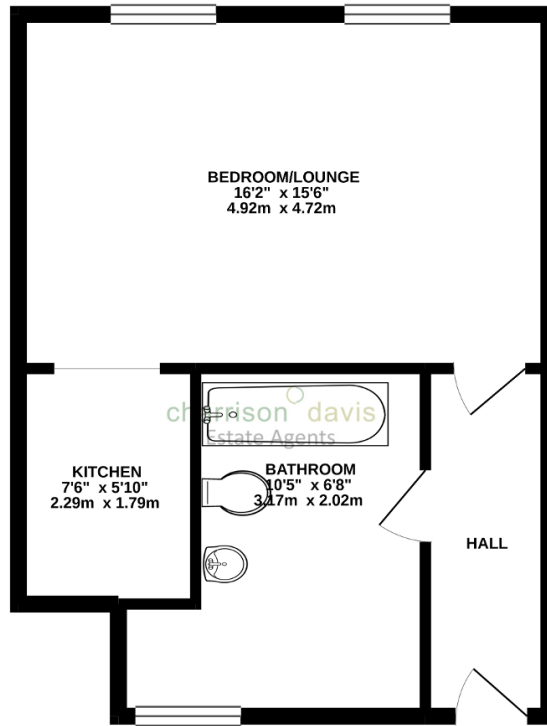
**Tenure** - Leasehold: Approximately 93 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately £1300.83 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** £150.00 per annum (to be confirmed by Vendors solicitor)



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 377sq.ft. (35.0 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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Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		