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Studio Apartment

£170,000







Felbridge Court 311 High Street UB3 5EP

SPACIOUS STUDIO / CONVENIENT POPULAR LOCATION: This larger than average ground 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 ground floor apartment features a communal entrance with entryphone system, spacious studio area with built in wardrobe and storage units, fitted kitchen, storage cupboard in hall and a fitted bathroom.

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

Accommodation

Ground Floor Studio Apartment

Convenient Popular Location

Perfect For Bath Road / Heathrow

Double Glazed Windows

Residents Parking Spaces

Entry Phone System

EPC Rating E

Ground Floor





Communal Entrance - Front door with entry phone system, communal hallway, inner front door opening into

Hallway - Doors to all rooms, cupboard housing electric water heater, cupboard housing meters.

Studio / Living Area - ***15' 8" x 10' 9" (4.8m x 3.3m)*** Two double glazed windows, built in cupboard, laminate floor covering, TV aerial point, power points.

Kitchen - ***11' 9" x 7' 2" (3.6m x 2.2m)*** Laminate flooring, range of fitted eye and base level units with work surfaces, single drainer sink with mixer tap, electric hob and oven, part tiled walls, laminate flooring, power points, double glazed window.

Bathroom - ***9' 6" x 4' 11" (2.9m x 1.5m)*** 3 piece bathroom suite which comprises of a panel enclosed bath with electric shower over, wash hand basin, low level wc, wall mounted bathroom cabinet, part tile walls, double glazed window, carpet tile flooring.

Exterior

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 every 6 months (to be confirmed by Vendors solicitor)

Outside - Tended communal gardens with allocated parking.

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.

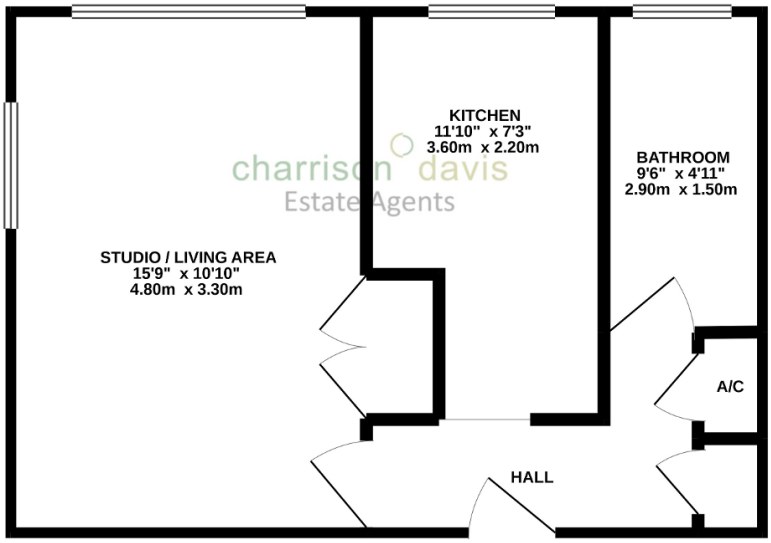
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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.

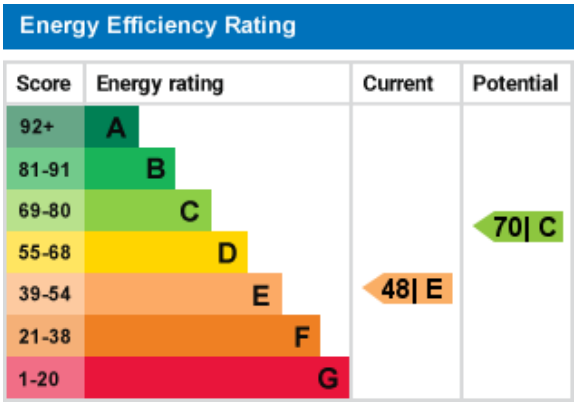
Floorplans

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 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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