

Studio Apartment

Guide Price  
**£167,500**



## **Felbridge Court 311 High Street UB3 5EP**

**STUDIO / GREAT INVESTMENT:** Charrison Davis bring to the market this larger than average Studio Apartment. Situated in a highly sought after location on Harlington High Street, close to local amenities, schools and with excellent transport links within easy reach of local motorway networks.

This ground floor apartment benefits from residents parking, secure entry phone system, double glazing, separate kitchen area, three piece fitted bathroom and large studio room.

Ideal investment, viewings highly recommended.

## **Accommodation**

Studio Apartment

900+ Year Lease

Secure Entry Phone System

Perfect For Bath Road / Heathrow

Residents Parking

Highly Sought After

EPC Rating E / Leasehold

## Ground Floor

**Communal Entrance** - Communal entrance at ground floor level with entryphone system.

## First Floor

**Hall** - Wood laminate flooring and built in airing cupboard

**Studio** - 15' 1" x 9' 2" (4.6m x 2.8m) Wood laminate flooring and built in double cupboard. Double glazed window to front aspect.

**Kitchen** - 12' 1" x 6' 10" (3.7m x 2.1m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to side aspect

**Bathroom** - 8' 10" x 5' 2" (2.7m x 1.6m) Ceramic flooring, wall mounted electric fan heater and heated towel rail. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window to side aspect

## Exterior

**Communal Area** - Parking and maintained trees and lawn to front.

**Tenure** - Leasehold - 1000 years from 25 December 1971.  
Service charge and ground rent TBC.

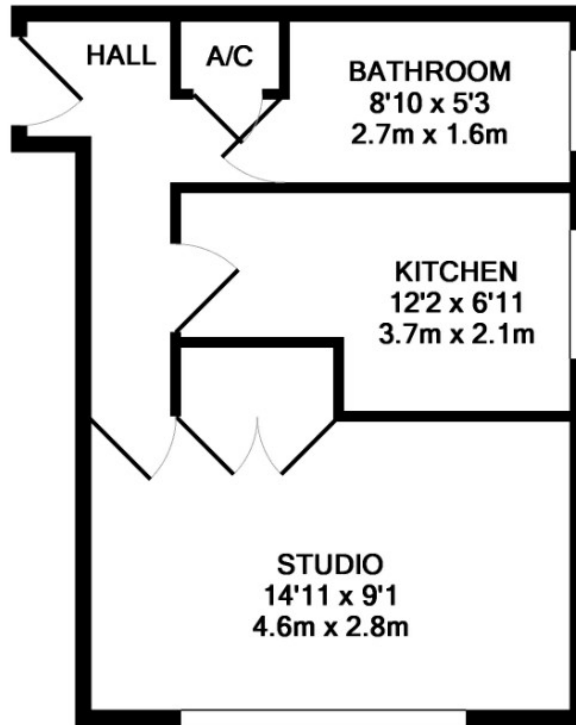
**Council Tax** - London Borough of Hillingdon Band B

**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 and Crossrail. 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.





TOTAL APPROX. FLOOR AREA 325 SQ.FT. (30.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		