

Studio Apartment

£180,000



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 spacious apartment features a communal entrance with entry phone system, large studio area and built-in wardrobe, well fitted kitchen and a fitted bathroom.

This property also benefits from double glazed windows, numbered residents parking and well kept communal grounds.

Accommodation

Large Studio Apartment

900+ Year Lease

Secure Entry Phone System

Perfect For Bath Road / Heathrow

Residents Parking

Highly Sought After

EPC Rating C / Leasehold

Ground Floor

Entrance - Communal entrance door with entry phone system.

First Floor

Studio Room - 17' 0" x 13' 5" (5.2m x 4.1m) Carpet flooring, electric radiator, built-in wardrobe and double glazed windows to front aspect.

Kitchen - 13' 1" x 6' 10" (4m x 2.1m) Vinyl flooring, washing machine, fridge freezer, electric hob and oven, single drainer sink unit, range of base and eye level units.

Bathroom - 11' 9" x 4' 11" (3.6m x 1.5m) Tiled flooring and walls, 3 piece bathroom suite with a shower mixer taps, basin and low W.C. Double glazed frosted window to front aspect.

Exterior

Outside - Well kept communal grounds parking beneath the block.

Tenure - Leasehold - 1000 years from 25 December 1971.

Service charge - Circa £725.00 pa.

Ground rent - Circa £300.00 pa.

Council Tax - London Borough of Hillingdon Band B

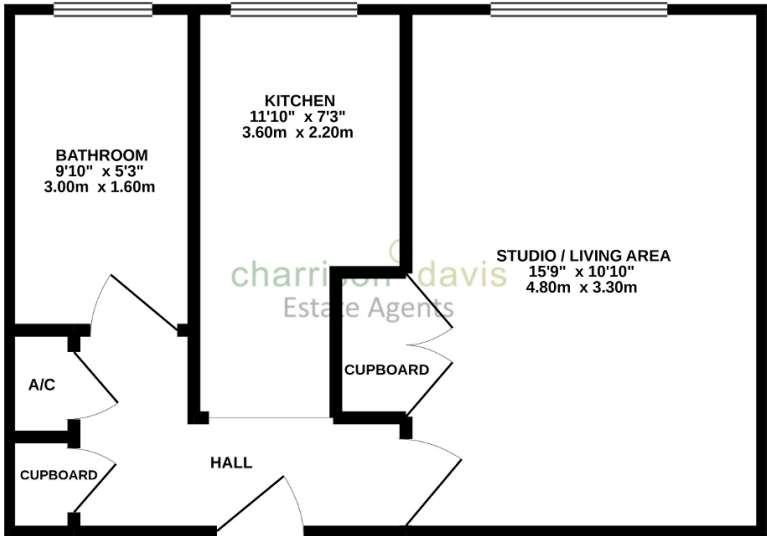
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington.

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.



FIRST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		