



**West Point Close, Hounslow, TW4 7AF**

**Guide Price £235,000**

A one bedroom first floor purpose built apartment situated in this popular gated modern development with easy access to Hounslow town centre, transport links and schools. The accommodation comprises lounge with "Juliet" balcony, modern fitted kitchen, bathroom and double bedroom. The property also benefits from central heating, double glazed windows, entry phone system, communal gardens and parking.

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### Communal Entrance

Entry phone system, stairs to first floor.

### Entrance Hallway

Radiator, storage cupboard, laminate flooring, doors to rooms.

### Lounge



Front aspect "Juliet" balcony, power point, laminate flooring, radiator, through to...

### Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, cooker hood, part tiled walls, laminate flooring, space for washing machine, cupboard housing boiler, front aspect double glazed window.

### Bedroom



Front aspect double glazed windows, radiator.

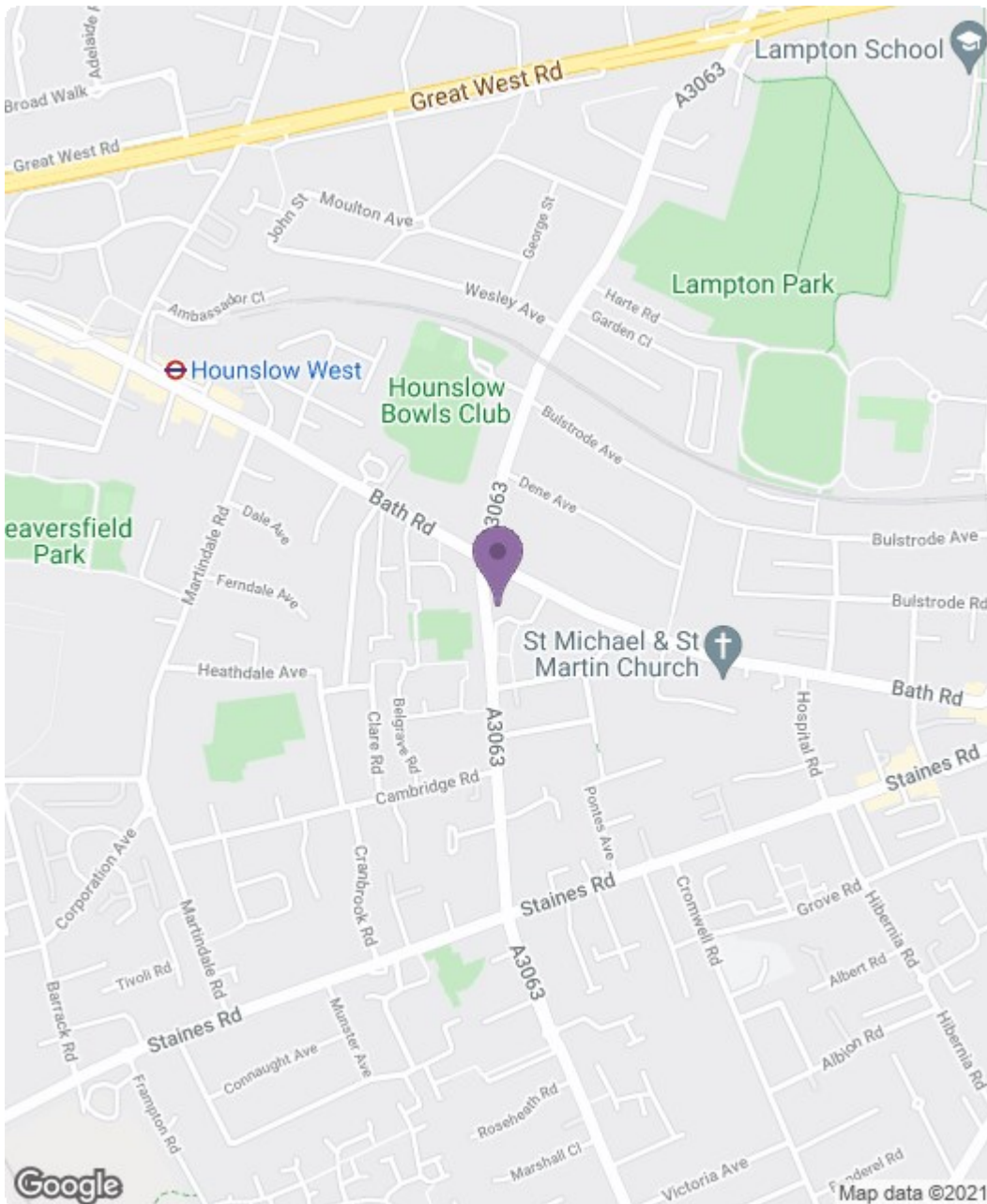
### Bathroom



White suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, low level w.c, wash hand basin with vanity unit below and mixer tap, tiled walls and flooring, heated towel rail.

### Outside

Communal gardens and parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>	86	86
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>	86	86
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
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