



**Blackburn Way, Hounslow, TW4 5AH**

**£290,000**

A two bedroom purpose built first floor apartment situated on the Hounslow Heath development with access to local shops, schools and transport links. The accommodation comprises lounge with private l'shaped balcony, open plan kitchen, two bedrooms and bathroom. The property benefits from double glazed window, electric heating, communal gardens and is offered for sale with no onward chain!

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### Communal Entrance

Stairs to first floor.

### Entrance Hallway

Cupboard housing tank, further storage, power point.

### Open Plan Lounge



Double glazed sliding door to l'shaped balcony, electric heater, power point, through to...



### Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven, space for washing machine, side aspect double glazed window, part tiled walls.

### Bedroom One



Rear aspect double glazed window, power point.

### Bedroom Two

Rear aspect double glazed window, power point.

## Bathroom



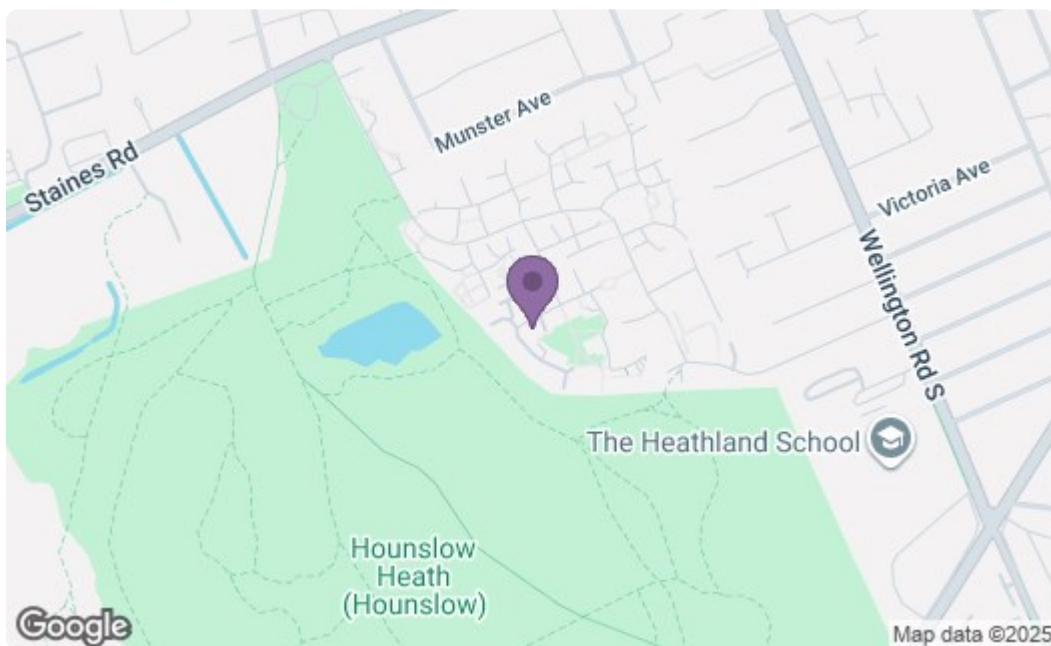
White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c.



## Outside

Communal Gardens.

Please Note: Appliances/services have not been tested





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
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