



**The Blenheim Centre, Prince Regent Road, Hounslow, TW3 1NN**  
**£275,000**

Offered for sale with vacant possession, this spacious and well-lit two-bedroom apartment is located on the 8th floor of a modern, purpose-built development. The property enjoys pleasant views and is ideally situated in the heart of Hounslow town centre, within easy reach of Hounslow Central Underground Station and excellent transport links. The accommodation comprises an entrance hallway leading to an open-plan lounge/diner with access to a private balcony, a fitted kitchen, two bedrooms, an en-suite shower room to the principal bedroom, and a family bathroom. Additional benefits include double glazing and electric heating. The property requires modernisation, offering an excellent opportunity for buyers to update and personalise to their own taste.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Communal Entrance**

Entry phone system, stairs and lift access to 8th floor.

**Entrance Hallway**

Storage cupboards, doors to rooms.

**L'Shaped Lounge/Diner 22' max x 11'4 narrowing to 6'4 (6.71m max x 3.45m narrowing to 1.93m)**

Double glazed sliding patio door to private balcony, electric heater, wood effect flooring.

**Kitchen 8'10 x 7' (2.69m x 2.13m)**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob with oven below, space for fridge/freezer, tiled flooring.

**Bedroom One 13' x 11' (3.96m x 3.35m)**

Rear aspect double glazed window, , electric heater, door to...

**En-Suite Shower Room**

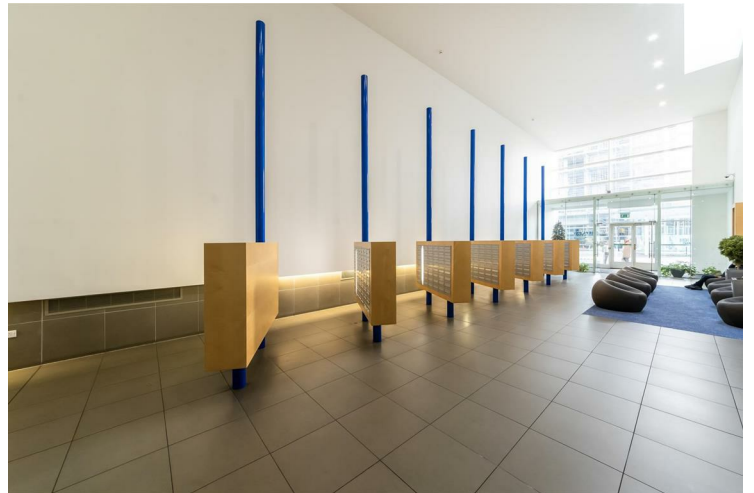
Tiled enclosed shower cubicle, wash hand basin, low level w/c.

**Bedroom Two 13'10 x 8'1 (4.22m x 2.46m)**

Rear aspect double glazed window, electric heater.

**Bathroom**

Panel enclosed bath, wash hand basin, low level w.c, tiled flooring.

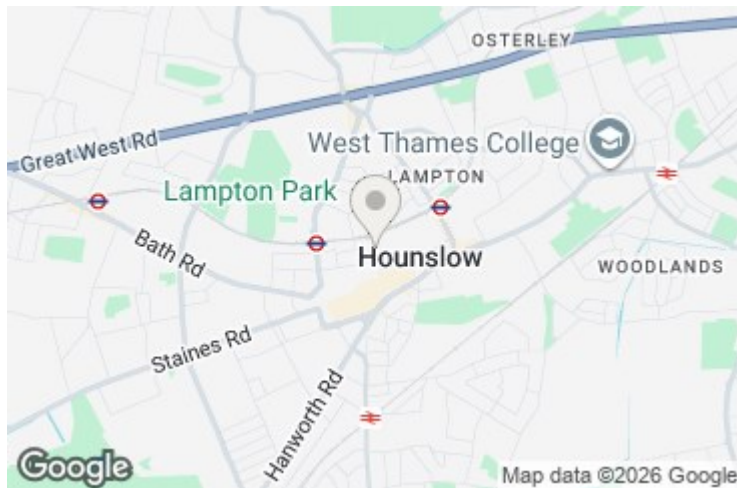


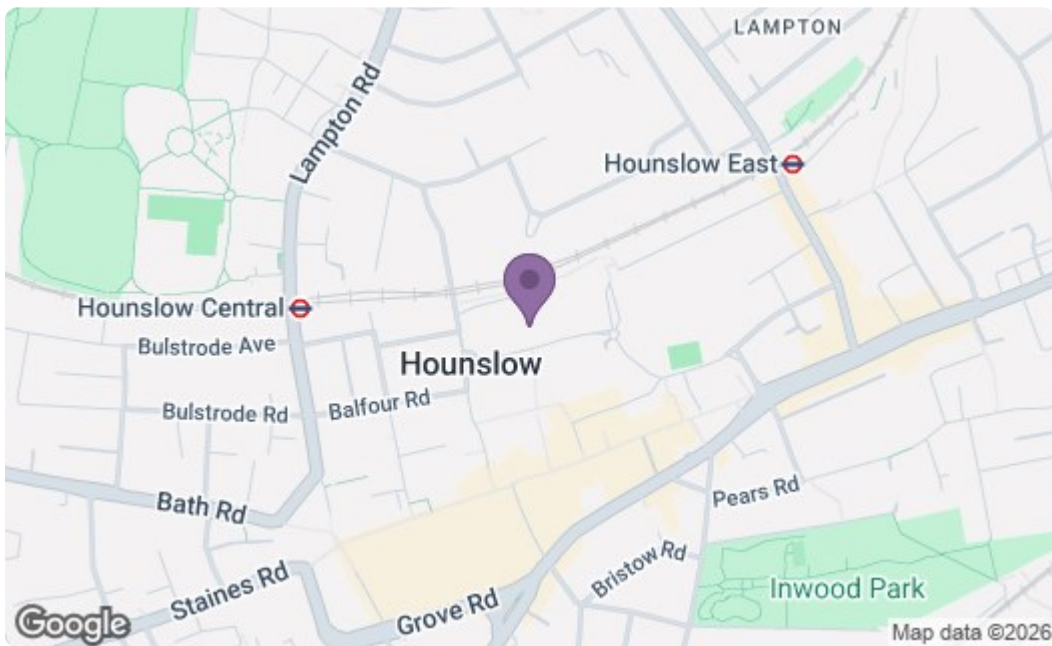
PHOTOGRAPHS DO NOT REPRESENT THE CURRENT CONDITION OF THE PROPERTY



Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B		81	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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