



### **Harris Close, Hounslow, TW3 4JU**

**Offers In Excess Of £185,000**

A one double bedroom purpose built second floor apartment situated close to Lampton Park and with easy access to A4 to Heathrow Airport and Central London. Hounslow town centre and tube are also within easy reach. The accommodation comprising lounge, kitchen, bathroom and double bedroom with built-in wardrobes. The property benefits from double glazed windows, electric heating, secure entry phone system, lift service, communal gardens and parking area. The property is offered with a lease at approx 88 years and with no onward chain.

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**Communal Entrance**

Entry phone, stairs and lifts to second floor, front door to...

**Entrance Hallway**

Entry phone, storage cupboard.

**Lounge**

Double glazed window, electric heater, power point, serving hatch to kitchen.

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, fridge and washing machine, serving hatch, double glazed window.

**Bedroom**

Double glazed window, electric heater, built-in wardrobe power point.

**Bathroom**

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w./c, part tiled walls, airing cupboard housing tank and shelving, double glazed window,

**Outside**



Communal Gardens



Communal gardens and parking area





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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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