



Prince Regent Road, Hounslow, TW3 1ND

£329,950

ANOTHER SALE BY STAMFORDS! A two bedroom rear facing 6th floor purpose built apartment comprising lounge/diner with balcony, modern fitted kitchen, bathroom and en-suite shower room to the master bedroom. Benefits include double glazed windows & electric Heating. The property is current let and will be sold with tenants insitu.

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Communal Entrance

Entry phone system to communal entrance lobby area with concierge. Lifts to all floors.

Entrance Hallway

Entry phone, power point, cupboard housing tank, further storage cupboard, electric heater, spotlights.

Open Plan Lounge/Kitchen

Rear aspect double glazed patio door to balcony, electric heater, power point, spotlights.

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 below, space for dishwasher, fridge/freezer and washing machine, power points, tiled walls and flooring.

Bedroom One

Rear aspect double glazed window, power point, electric heater, spotlights, door to..

En-suite

Tiled shower cubicle, wash hand basin in vanity unit, low level w.c, part tiled walls, tiled flooring, chrome heated towel rail, extractor fan, spotlights.

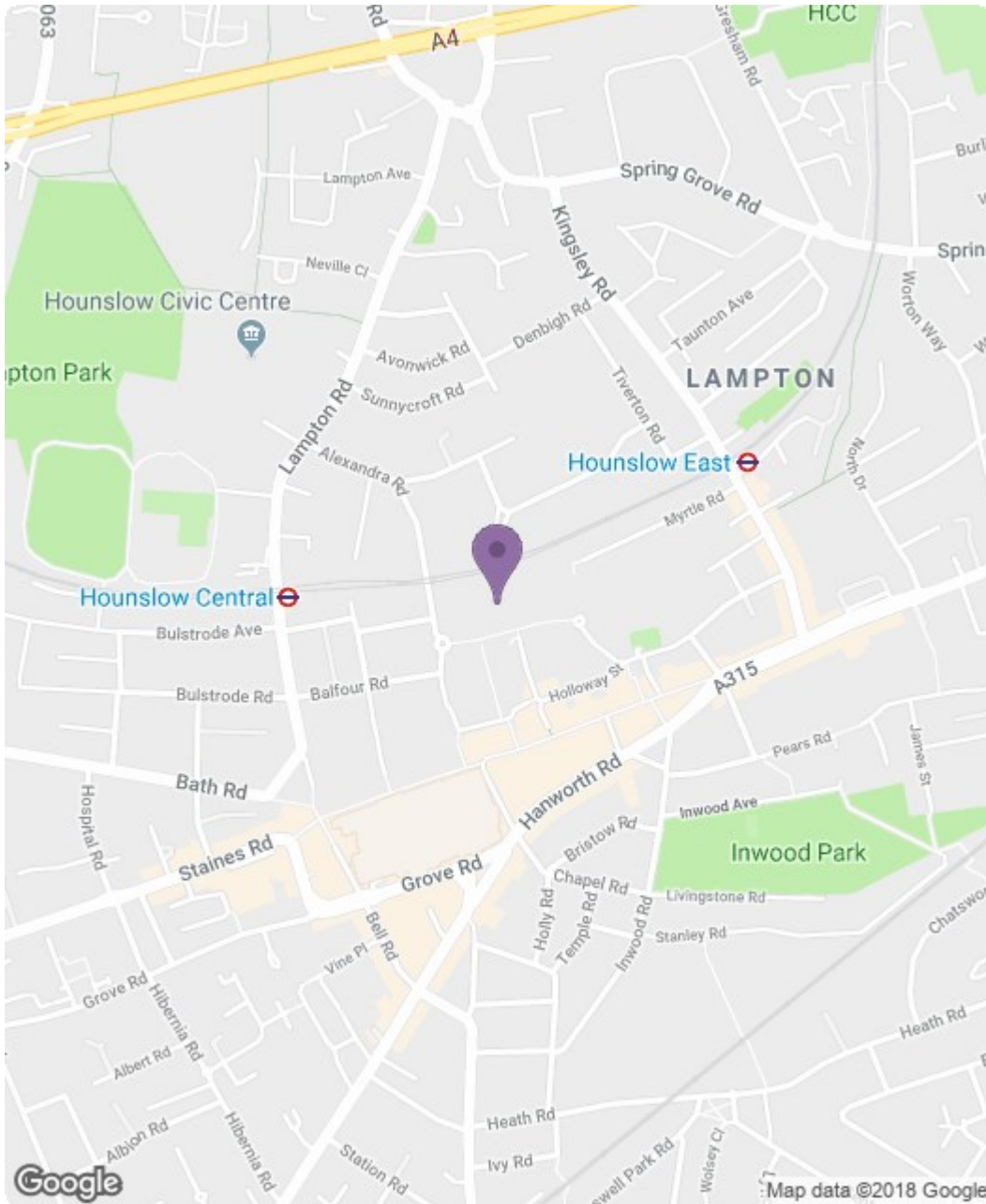
Bedroom Two



Rear aspect double glazed window, power point, electric heater, spotlights.

Bathroom

Panel enclosed bath with mixer taps, hand wash basin in vanity unit, low level w.c, part tiled walls, tiled flooring, chrome heated towel rail, extractor fan, towel rail.





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