



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

**£267,000**

A two bedroom ground floor purpose built apartment situated in this popular development in Hounslow Heath, The accommodation comprises an open plan lounge/kitchen, two double bedrooms and family bathroom suite. Outside communal gardens and parking area. The property also benefits from double glazed windows, electric heating and entry phone system. Realistically priced.

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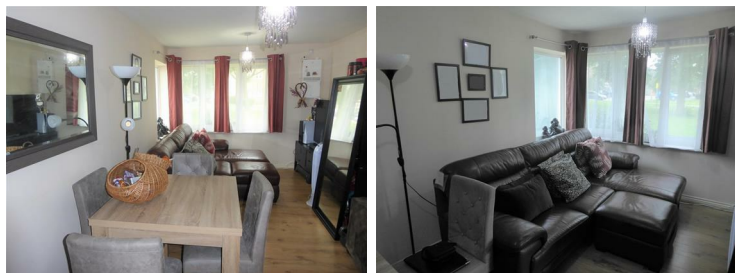
**Communal Entrance**

Entry phone system, front door to...

**Entrance Hallway**

Laminate flooring, electric heater, storage cupboard, power point, airing cupboard housing tank, doors to rooms.

**Open Plan Lounge/Kitchen**



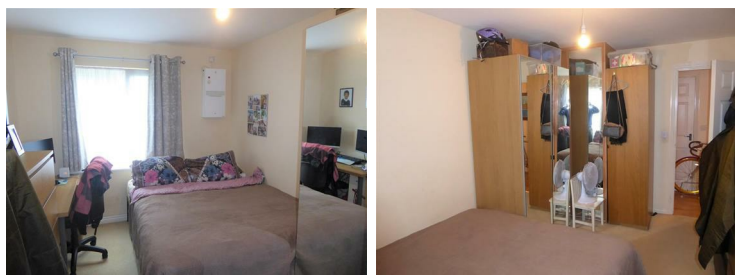
Double glazed window, electric heater, laminate flooring, power point, air exchange unit.

**Kitchen**



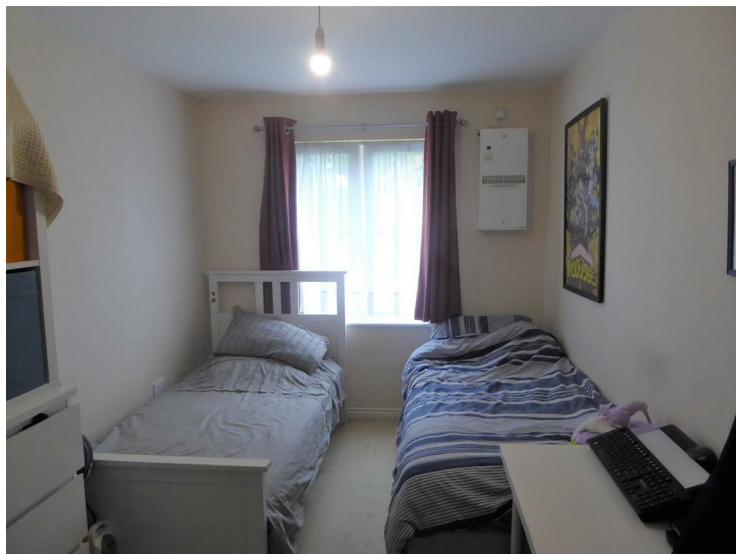
1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven, space for washing machine, integrated fridge/freezer, power point, tiled walls, side aspect window.

**Bedroom One**



Rear aspect double glazed window, electric heater, air exchange unit, built-in wardrobe with mirror fronted sliding doors.

**Bedroom Two**



Rear aspect double glazed window, air exchange unit.

**Bathroom**



white suite comprising panel enclosed bath with wall mounted shower unit, wash hand basin, low level w/c.

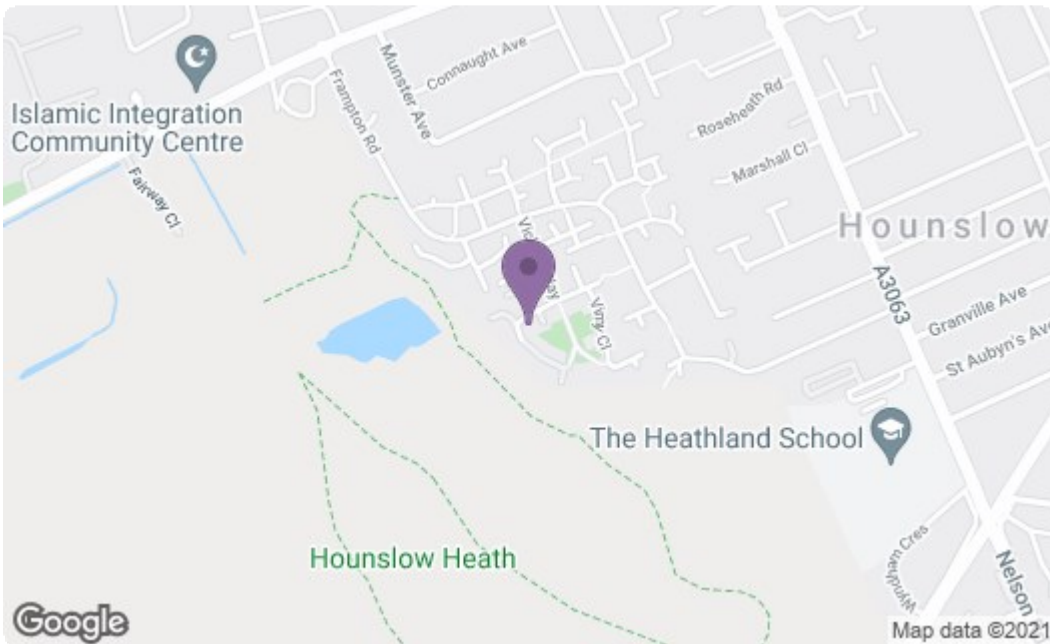
**Outside**



### Communal Gardens



### 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>		74	80
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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