

Trinity Square, Staines Road, Hounslow, TW3 3FY

£187,500

A ground floor studio flat situated in this popular location with access to Hounslow town centre, Hounslow Central Tube, Hounslow train station, bus routes and further transport links. The accommodation comprises lounge area, kitchen area, bedroom area, bathroom and utility room. Benefits include double glazed windows and basement allocated car parking space.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

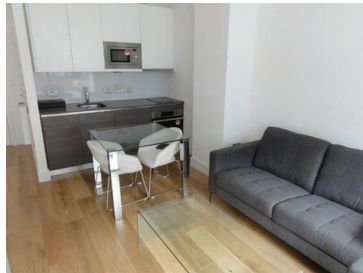
Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Communal Entrance



Concierge, entry phone system. Passageway to apartment, front door to..

Living Area 16'04" x 10'4" (4.98m x 3.15m)



Double glazed large front aspect windows with blinds. laminate wood flooring, ceiling down lights, heat sensor, smoke alarm, extractor for the kitchen area, entry phone with video screen, air conditioning control panel, dimmer switches, central heating, electric radiator, three double power points, telephone point, TV point. good decorative order as new. Furniture included in the sale price.

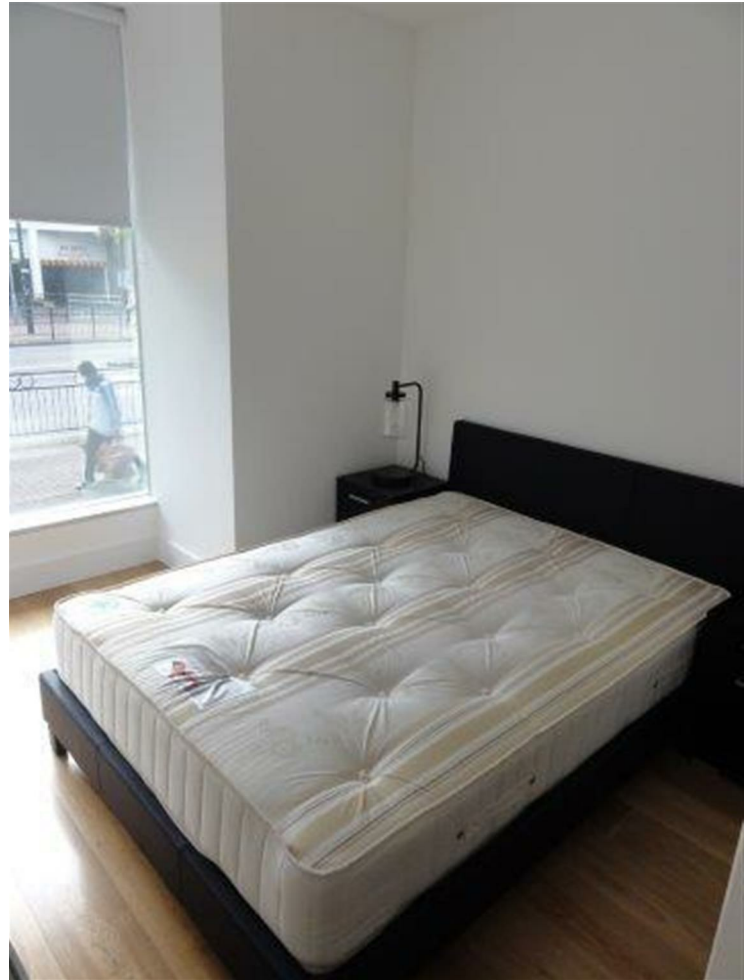
Kitchen Area



Fitted modern new kitchen with oak finish base units

with brown stone worktop, matching wall units, fitted with new integrated dishwasher, electric oven and hob, fridge freezer, built in microwave, stainless steel sink with mixer tap, double power points. All the appliances are brand new and manufactured by Baumatic

Bedroom Area 12'08" x 8'07" (3.86m x 2.62m)



Double glazed UPVC window with rear aspect, electric central heating radiator, ceiling down lights, three double power points, laminate wood flooring, fitted double large wardrobe with sliding doors. Furniture included in the Sale.

Bathroom 7'05" x 5'03" (2.26m x 1.60m)



New modern bathroom suite with walk in shower, ceramic floor tiles, comprises of Low level WC, wash basin with modern mixer tap, double shower taps, ceiling down lighting lamps, wall mirror, extractor, towel rail.

Utility Room

Comprises of central heating Joule boiler system with controls, plumbing for washing machine which is included in the Sale, Hyper Optic Fibre Broadband installed, ceramic floor tiles, electric consumer unit, ceiling light, extractor fan.





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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

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