



**Bath Road, Hounslow, TW4 7DE**

**£225,000**

A one bedroom purpose built apartment with a private terrace situated in this popular modern development with easy access to Hounslow West tube, shopping centre and nearby restaurants. The accommodation comprises open plan lounge/kitchen area, double bedroom and shower room. The property benefits from double glazed windows, underfloor heating and a private terrace. An ideal first time purchase.

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### **Communal Entrance**

Stairs to third floor, entry phone system, front door to...

### **Entrance Hallway**

Laminate flooring, power point, storage cupboard, doors to...

### **Lounge/Kitchen**

Side and front aspect double glazed sliding doors to juliet balcony, laminate flooring with underfloor heating.

### **Kitchen Area**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine, cupboard housing wall mounted boiler.

### **Shower Room**

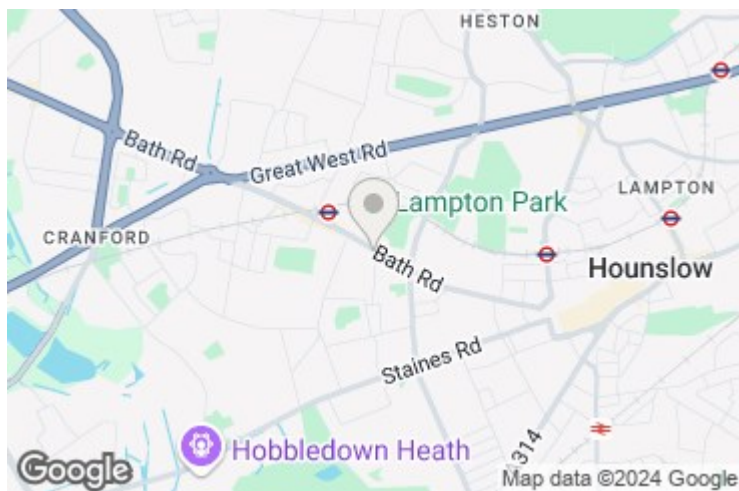
Tiled enclosed shower cubicle, wash hand basin, low level w.c, tiled flooring with underfloor heating.

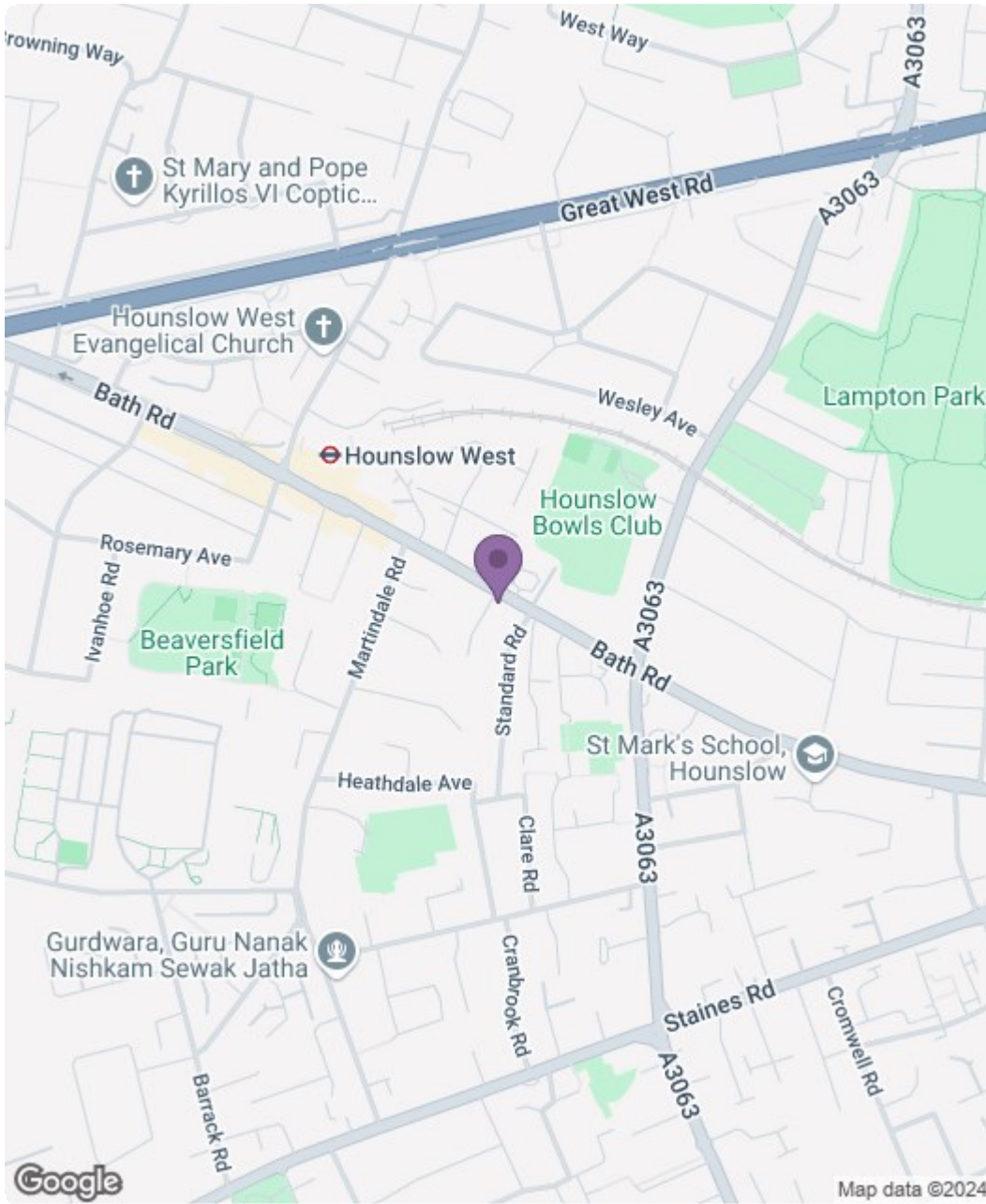
### **Bedroom**



Double glazed window, laminate flooring with underfloor heating, built-in wardrobe.

### **Private Terrace**

Partly paved area, decking, raised borders.





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>		77	77
(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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(21-38) <b>F</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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