



**The Firs, Alexandra Road, Hounslow, TW3 4HR**

**Offers In Excess Of £320,000**

Rarely available is this two bedroom ground floor purpose built apartment situated in this popular residential location with easy access to Hounslow Central tube station, Hounslow town centre, schools and main bus routes. The accommodation comprises lounge, kitchen, two double bedrooms and bathroom. Outside communal gardens and parking area. Offered with no forward chain.

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**Communal Entrance**

Entry phone system, front door to...

**Entrance Hallway**

Entry phone, power point, radiator cupboard housing floor mounted boiler and water tank.

**Lounge/Diner**

Double and secondary glazed window, radiator.

**Re-Fitted Modern Kitchen**

1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and extractor hood, integrated fridge, integrated washer/dryer, power points, part tiled walls, tiled flooring and radiator.

**Bedroom One**

Double and secondary glazed window, radiator, built-in wardrobes.

**Bedroom Two**

Double and secondary glazed window, built-in wardrobes, radiator, power point.

## Shower Room



Tiled enclosed shower cubicle with wall mounted shower unit, wash hand basin with vanity unit below, low level w/c, heated towel rail.

## Outside

Communal garden, parking area.

## Garage

In block



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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>		72	78
(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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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