



**23 Wivenhoe Court, Staines Road, Hounslow, TW3 3JW**

**£200,000**

A one bedroom second floor purpose built flat situated within walking distance of Hounslow town centre and easy access to bus routes, local shops and schools. The accommodation comprises lounge, kitchen, bathroom and double bedroom. The property also benefits from double glazed windows, electric heating, entry phone system, communal gardens and parking area. The property is being sold with vacant possession and is in need of modernisation.

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**Communal Entrance**

Entry phone system, stairs to second floor.

**Lounge**

Double glazed window, power point, laminate flooring.

**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 washing machine, part tiled walls, double glazed window.

**Bedroom**

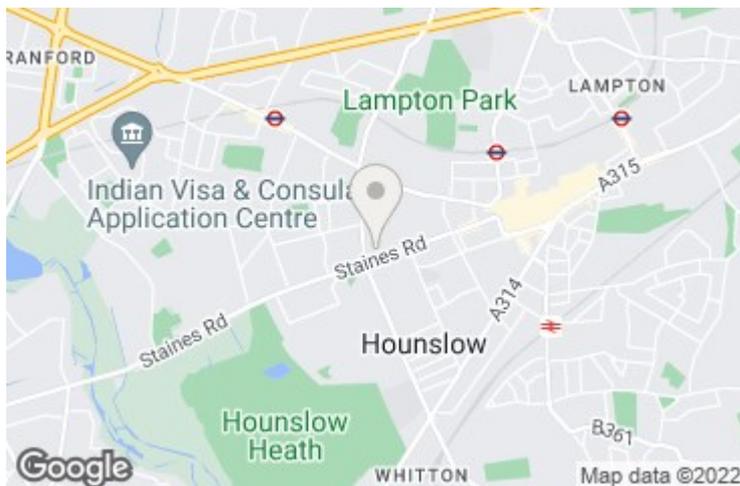
Double glazed window, power point laminate flooring

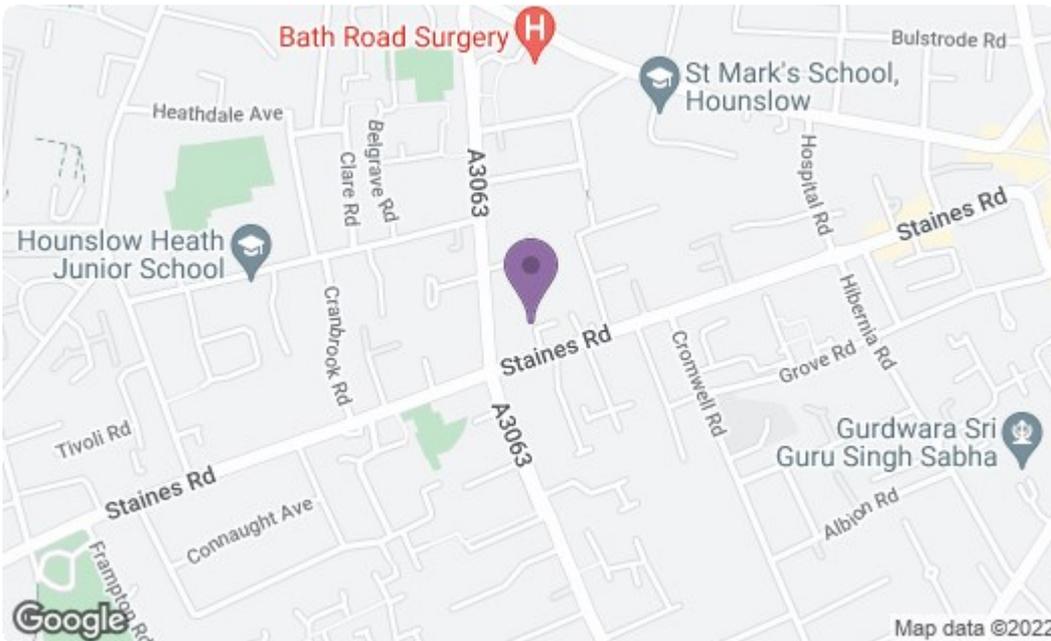
**Bathroom**

White suite comprising panel enclosed bath, wash hand basin, low level w/c, part tiled walls.

**Outside**

Communal gardens and parking area.





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			
		63	79
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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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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