



Lampton Road | Hounslow | TW3 1HY

We are pleased to offer this brand new first floor luxury one bedroom apartment within Central House built by Galliard Homes which has 60 studio apartments and 100 one bedroom apartments. The property is 533sq ft and has a generous 999 year lease. The property benefits from engineered wood flooring, video entry system, designer kitchen with stone worktops, integrated appliances, fitted wardrobes to bedroom and a service cupboard. The blocks are designed around communal landscaped inner courtyards. The apartment is located within a vibrant, thriving West London town centre with excellent connectivity by all forms of public transport. Due to complete July 2016.

Asking Price Of £295,000

Leasehold



- BRAND NEW ONE BEDROOM LUXURY APARTMENT
- FIRST FLOOR
- 533 SQ FT
- 999 YEAR LEASE
- ENGINEERED WOOD FLOORING
- VIDEO ENTRYPHONE
- 8'2" X 6'6" DESIGNER KITCHEN WITH INTEGRATED APPLIANCES
- 18'4" X 8'10" BEDROOM WITH FITTED WARDROBE
- LANDSCAPED INNER GARDENS
- CENTRAL HEATING & DOUBLE GLAZED

Property Description

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OPEN PLAN KITCHEN

8' 2" x 6' 6" (2.49m x 1.98m) Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units. Mid brown coloured stone worktop, white glass splashback up to underside of wall units, integrated oven, ceramic hob, cooker hood, fridge freezer, dishwasher, stainless steel undemounted sink with square profiled tap and grooved worktop drainer, underlighting to wall units, real oak one strip engineered timber flooring, white matt emulsion finish to walls and ceiling, low energy LED recessed downlights.

LIVING ROOM

15' x 9' 6" (4.57m x 2.9m) TV socket set cabled to enable Sky+ (subject to subscription), terrestrial TV and FM radio, real oak strip engineered timber flooring, white matt emulsion finish to walls and ceiling, white finish doors with brushed stainless steel door furniture, brushed metal switch and socket plates, low energy LED recessed downlights, flat panelled radiator.

BEDROOM

18' 4" x 8' 10" (5.59m x 2.69m) Beige tone fully fitted carpet, TV socket set cabled to enable connection to Sky+ (subject to subscription), terrestrial digital TV and FM radio, floor to ceiling wardrobe with white finish sliding doors, telephone extension socket, white matt emulsion finish to walls and ceiling, white finish doors with brushed stainless steel door furniture, brushed metal switch and socket plates, low energy LED recessed downlights, flat panelled radiator.

BATHROOM

Large format porcelain floor and wall tiling, stone vanity top with concealed plumbing (where possible), bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting, shaver socket, white sanitaryware, chrome plated square profile taps, shower mixer, fixed and hand held shower attachments, chrome plated square profile heated towel rail, clear glass frameless shower enclosure and door.

SERVICE CUPBOARD

Large format porcelain floor tiling, emulsion finish walls, heating and hot water heat exchanger.

LEASE

999 year unexpired (as advised)

SERVICE CHARGE

Approximately £1,600 per annum (as advised)

GROUND RENT

£300 per annum (as advised)

PAYMENT TERMS

£1,000 non-refundable reservation fee

£60,000 on exchange within 30 days of reservation

Balance paid upon completion

Tenure

Leasehold

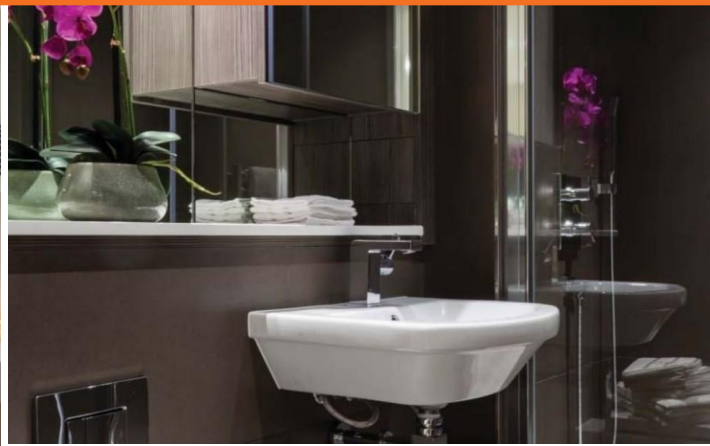
Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





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Total area 533 SQ.FT. 49.5 SQ.M.