

For Sale

Flat

Maurice Court | Brentford | TW8

Offers In The Region Of £330,000
| Leasehold

1 Receptions | 2 Bedroom | 1 Bathroom

- Large kitchen
- Two bedrooms
- Balcony
- Heating and hot water included in service charges
- Property over Two floors
- Acquired development
- Brentford Dock
- Permit parking available

FREEDOM TO MOVE

Hawks



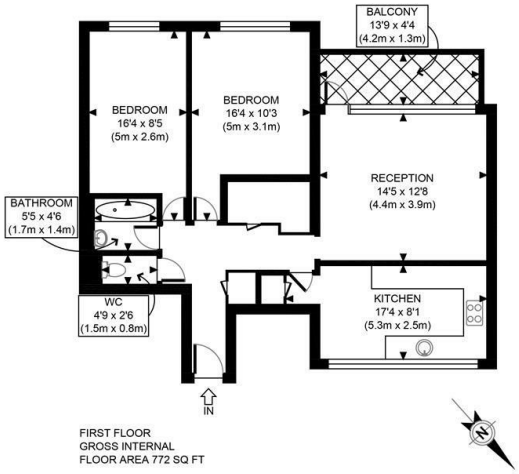




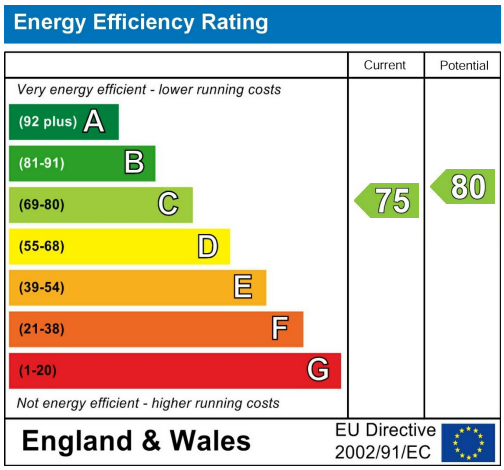








APPROX. GROSS INTERNAL FLOOR AREA 772 SQ FT / 72 SQM	Maurice Ct
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/11/22
	photoplan



Quiet Location on Brentford Dock

Cash buyers only

Hawks are proud to present this quiet and spacious two double bedroom flat on the lovely Brentford Dock Development

The property comprises: Two double bedrooms, family bathroom, with separate toilet, kitchen/diner and lounge leading onto a private balcony facing towards Syon Park.

Service Charges include Hot Water and Central Heating.

This riverside development is moments from the new Brentford Project and High Street offering all amenities, shops and the beautiful riverside walks.

The property has excellent potential and residents can enjoy private access to some picturesque gardens to the rear of the property.

Property is currently tenanted bringing in a rental income of £2k per month giving a healthy 7.3% rental yield

Please call 0208 5682342 to arrange a viewings

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks
71 - 73 West Ham Lane, London, E15 4PH
T: 0203 002 6769
E: hello@hawksestateagents.com

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