



# QUILLIAM

Romulus Court, Justin Close  
Brentford

- No Onward Chain
- Newly Refurbished
- Fitted Kitchen
- One Double Bedroom
- Modern Bathroom
- Internal Storage
- Communal Gardens
- Close To High Street
- 24 Hour Security
- Brentford Dock

**Asking Price £295,000**





## Property Description

Quilliam are delighted to present this well presented one bedroom apartment in Brentford Dock.

Upon entering, you are greeted by a spacious reception room, providing an ideal space for relaxation.

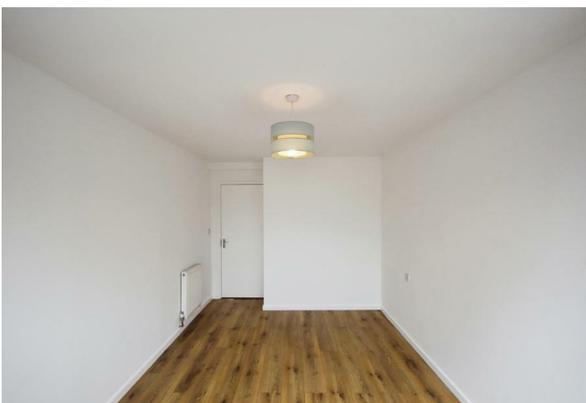
The well-equipped kitchen boasts modern fixtures and fittings and natural light.

The bedroom offers ample space for a double bed and storage solutions.

Brentford Dock is ideally situated on the banks of the River Thames and the Grand Union Canal with a boat marina offering leisure moorings to rent.

The development is further enhanced with stunning mature communal gardens and residents' picnic area, all well maintained by the on site Management Office.

Also for the enjoyment of the residents is a club room where regular events are held, a convenience store, bike storage and 24 hour security.



Entrance Hall

Reception Room

15'9" x 10'9"

Bedroom

14'8" x 8'11"

Kitchen

13'7" x 8'3"

Bathroom

6'7" x 5'5"

### Additional Information

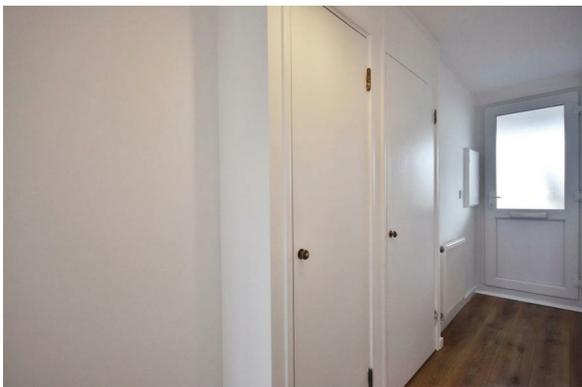
Tenure: Leasehold

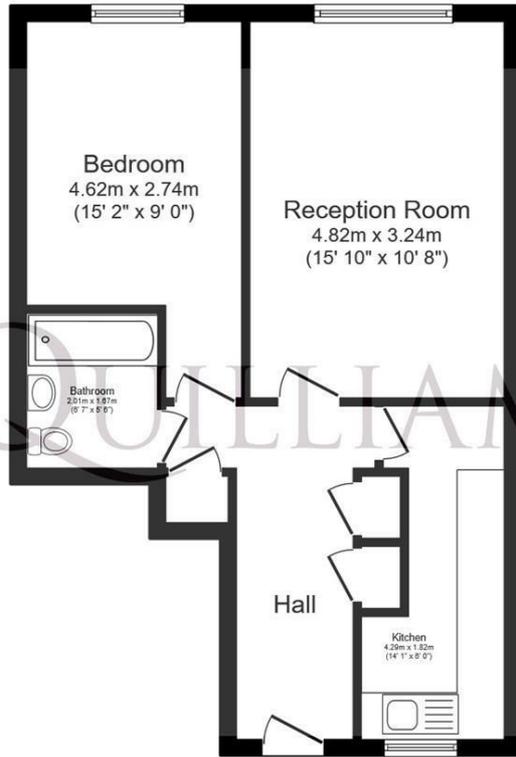
Service Charge: circa £4,000pA

Ground Rent: £0pA

EPC: C

Council Tax Band: C - London Borough of Hounslow





**Floor Plan**

Total floor area 47.3 sq.m. (509 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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>		
(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>	75	80
	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	75	83
	EU Directive 2002/91/EC	

**QUILLIAM**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements