



# QUILLIAM

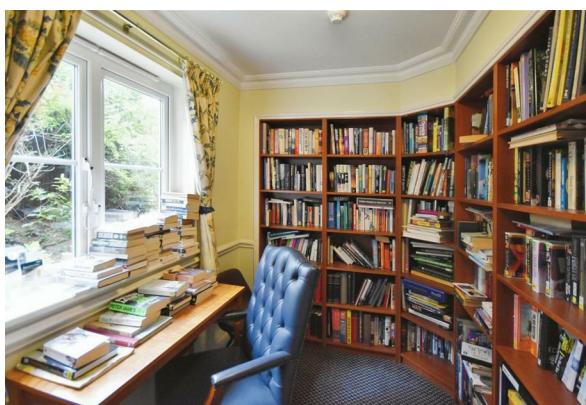
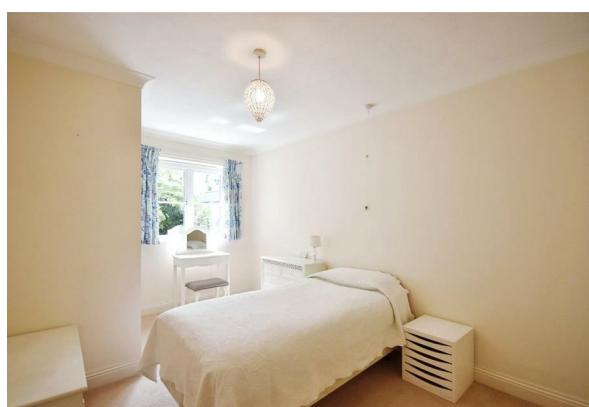
Golden Court  
Isleworth

- Retirement Apartment
- For Over 60's Only
- Two Bedrooms
- Reception Room
- Fitted Kitchen

- Ideal For Investor's
- Communal Gardens
- Communal Facilities
- Gated Parking
- No Onward Chain

**£280,000**





## Property Description

Quilliam are delighted to present a two-double bedroom retirement apartment at Golden Court.

Golden Court was built in 2003 and comprises 44 flats for residents over 60 years of age and includes mobility standards, Careline alarm services and non-resident management staff.

The property is located on the first floor towards the rear of the building and comprises a spacious reception room with Juliet balcony, a modern fitted kitchen, two double light and bright bedrooms and a good-sized bathroom. There is also ample storage.

Residents of this luxurious development may enjoy use of the lovely communal lounge with terrace and kitchen where regular social activities take place, a well-stocked library, hobby room, laundry, gym and lovely communal gardens. There are also guest facilities where friends and family may stay.

Well designed for wheelchair users and two lifts ensure there will always be easy access to all floors.

Golden Court is well located on London Road convenient for good transport links and local shops.

Entrance Hall

Reception Room  
26'1" x 11'1"

Kitchen  
7'8" x 6'4"

Bedroom One  
15'2" x 9'9"

Bedroom Two  
15'2" x 9'1"

Parking

Bathroom  
7'1" x 6'6"

#### Additional Information

Tenure: Leasehold

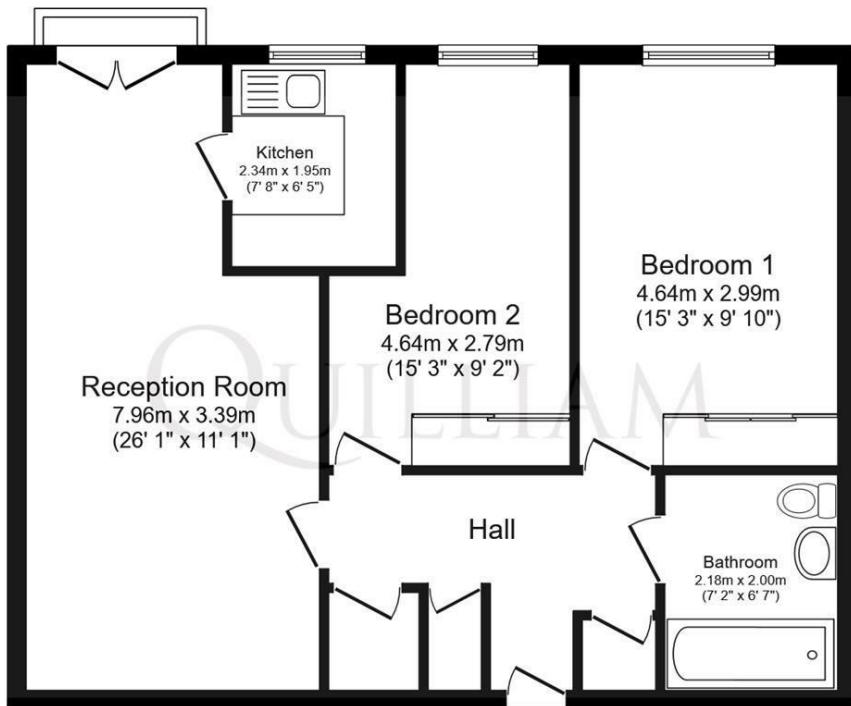
Years Remaining: 103 years

Service Charge: £4,006.06

Council Tax Band: D

Management Company: First Port





**Floor Plan**

Floor area 67.8 sq.m. (730 sq.ft.)

**TOTAL: 67.8 sq.m. (730 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Property Information

We have been informed by our Vendor of the following information:

Leasehold

Term of Lease: 125 years from 20 March 2006 (approximately 114 years remaining)

Service Charge £2,006.06 per annum

Building Insurance incl. for 2024/25

Ground Rent £213.22 for 2024/25 per annum

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 per annum

EPC - B

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.



| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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