



**Pontes Avenue, Hounslow, TW3 3FJ**  
**Guide Price £335,000**

**DBK**  
ESTATE AGENTS





## Pontes Avenue, Hounslow, TW3 3FJ

### Guide Price £335,000

Offered to the market with NO ONWARD CHAIN, this recently built fourth-floor apartment presents an excellent opportunity spanning approximately 715 sq. ft.

The accommodation comprises a spacious open-plan kitchen and reception room, ideal for both entertaining and everyday living. The modern kitchen is fitted with integrated appliances and sleek cabinetry, seamlessly blending into the bright living area which opens out to a private balcony, perfect for relaxing or dining outdoors.

There are two well-sized bedrooms, including a generous master bedroom with an en-suite shower room, as well as a separate stylish family bathroom. The apartment also offers excellent storage throughout and benefits from a long 111 year lease.

Additional features include allocated parking, attractive communal gardens, and convenient lift access to all floors.

Located on this prime location the property lies in the midst of Staines Road and Bath Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

- Recent New Build Apartment + No Onward Chain
- Fourth Floor Apartment Circa 715 Sq.Ft
  - Two Bedroom (Master with Ensuite)
  - Large Open Plan Kitchen+ Reception Room
  - Modern Kitchen with Integrated Appliances
    - Private Balcony
    - Ample Storage
    - 111 Years Lease
- Allocated Parking + Communal Gardens
  - Lift Access to All Floors



### Lease

111 years remaining

### Service Charge

£248.66 per month

£2,983.92 per annum

### Ground Rent

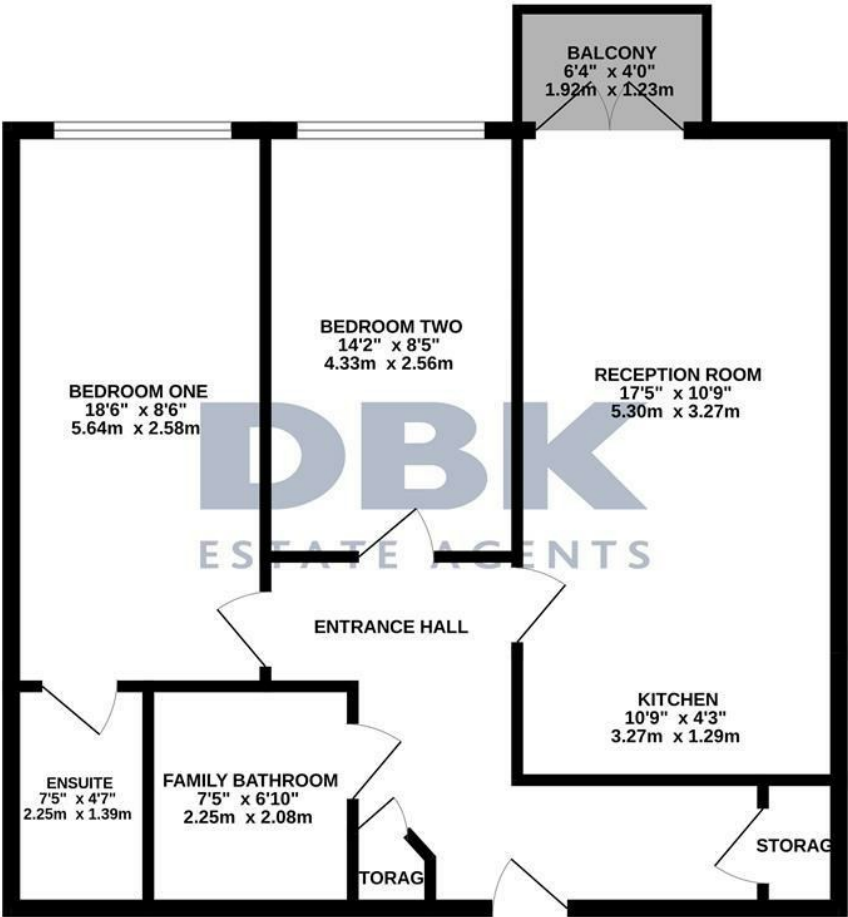
NIL

### Parking

One allocated space



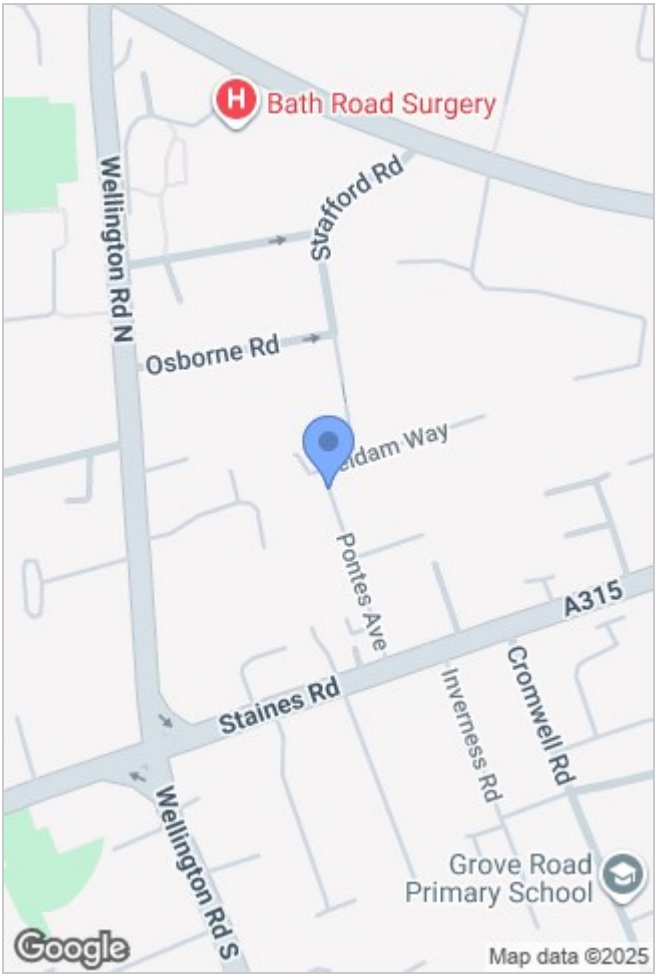
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	