



**Oakley Court, Hounslow, TW4 6EQ**  
**Guide Price £335,000**

**DBK**  
ESTATE AGENTS





## Oakley Court, Hounslow, TW4 6EQ

### Guide Price £335,000

A modern and beautifully presented second floor apartment within a well-maintained development.

Features include two spacious double bedrooms, a generous reception room with a Juliet balcony, and a sleek kitchen complete with integrated appliances. A contemporary family bathroom suite and ample built-in storage add further practicality.

Residents also benefit from an approximate 112 years lease, attractive communal gardens, a dedicated children's play area and both allocated and on-street parking.

Sited just off the A30 the property is conveniently located moments from London Heathrow Airport as well as Hatton Cross and Hounslow West Underground Stations. In addition, the A4/M4 can be found a stone throw away providing links to neighbouring towns including The City and Bath Road boasting an ample array of local amenities. Local reputable school can also be found within walking distance.



## Key Features

- **Modern + Well Presented Apartment**
  - Second Floor (No Lift)
  - Two Double Bedrooms
- Large Reception Room with Juliet Balcony
- Stylish Kitchen with Integrated Appliances
- Fashionable Family Bathroom Suite
  - Ample Storage
  - Approx. 112 Years Lease
- Communal Gardens + Child's Play Area
- Residents Parking + On Street Parking



### Lease

112 years remaining

### Service Charge

£2,488.08

### Ground Rent

NIL

### Sinking Fund

£396.06 per annum



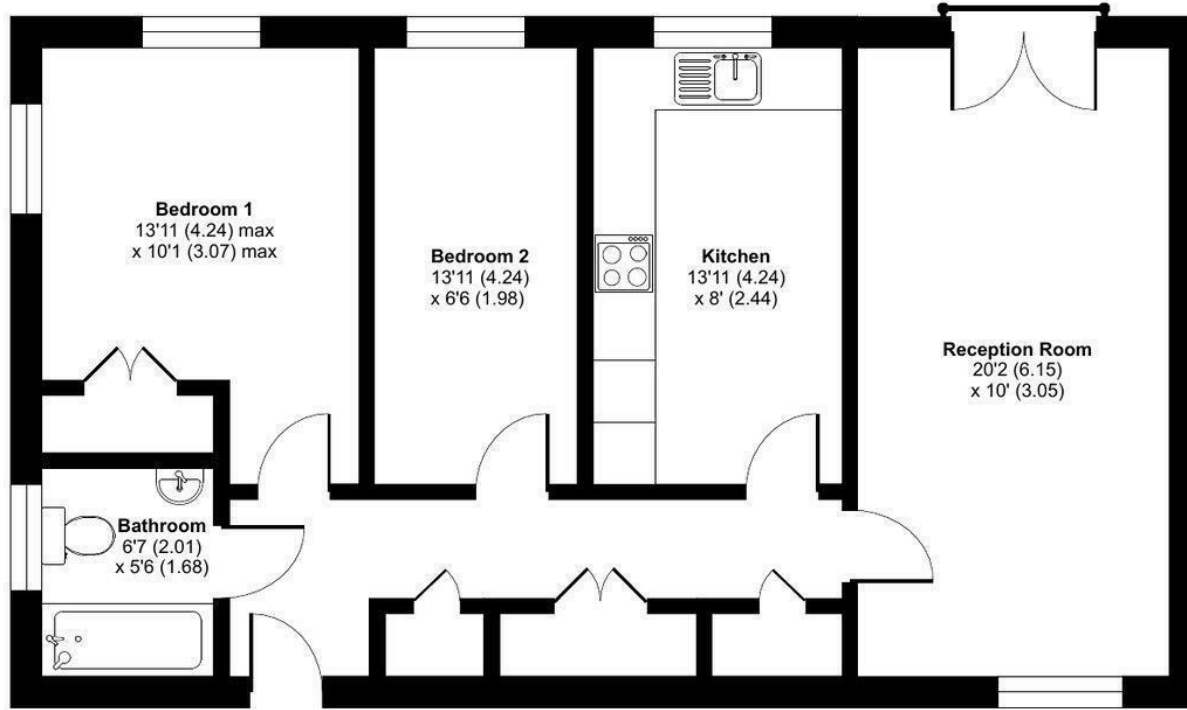




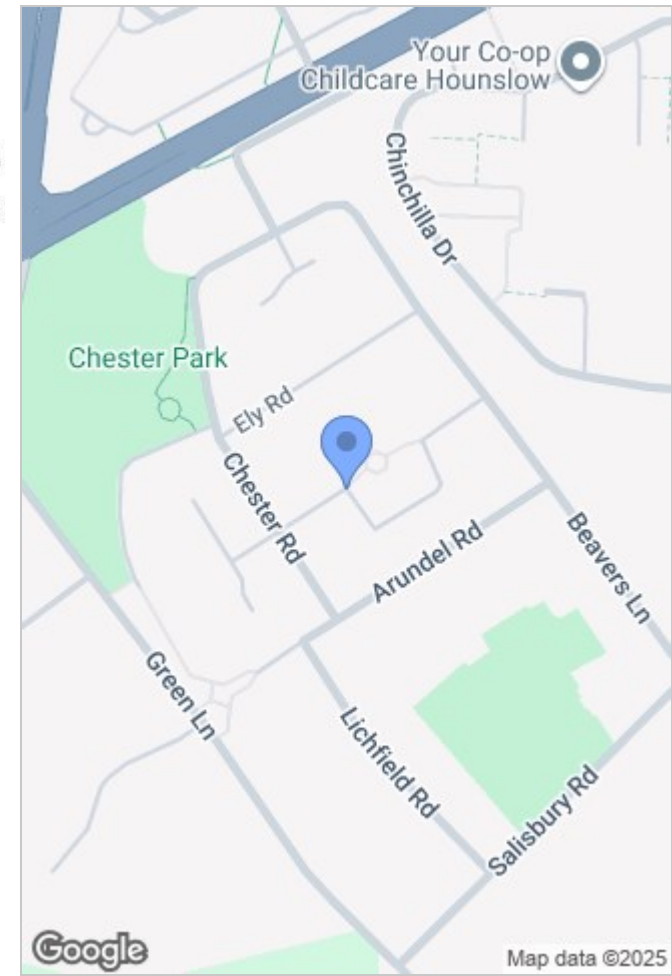
# Oakley Court, Fusiliers Way, Hounslow, TW4

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



SECOND FLOOR



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	