



Midsummer Avenue, Hounslow, TW4 5AZ
Guide Price £180,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.

Offered with NO ONWARD CHAIN, this second floor apartment presents an ideal opportunity for first-time buyers or investors

The property features one generously sized double bedroom, a separate kitchen, a bright reception room with space for dining and a family bathroom.

Other benefits include a secure entry system, built in storage, ample parking and access to well-kept communal gardens as well as a lease of 89 years.

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

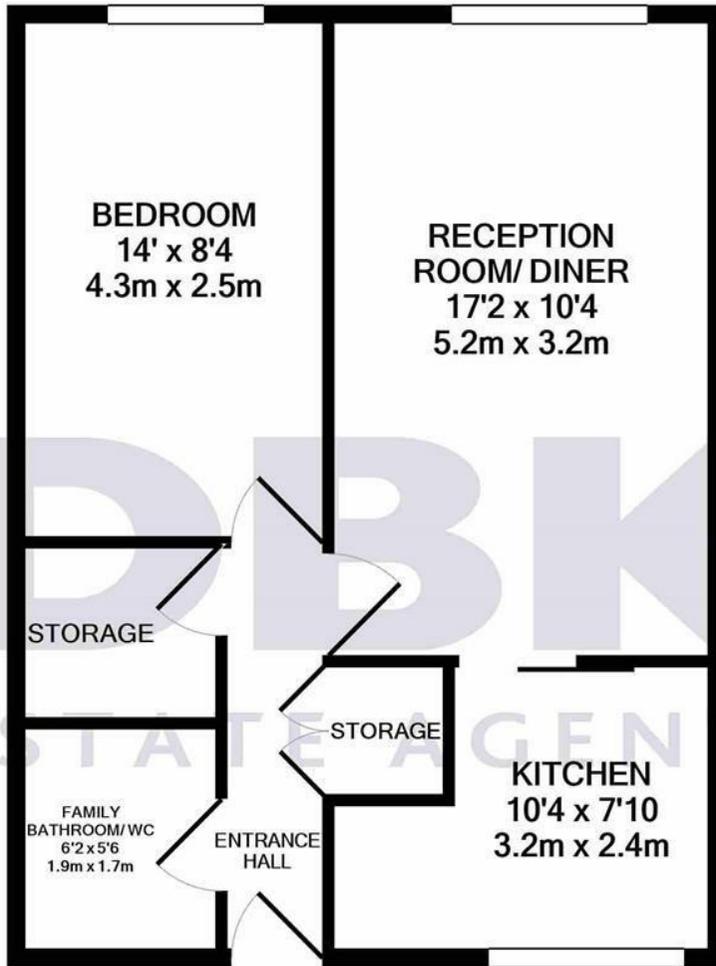
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

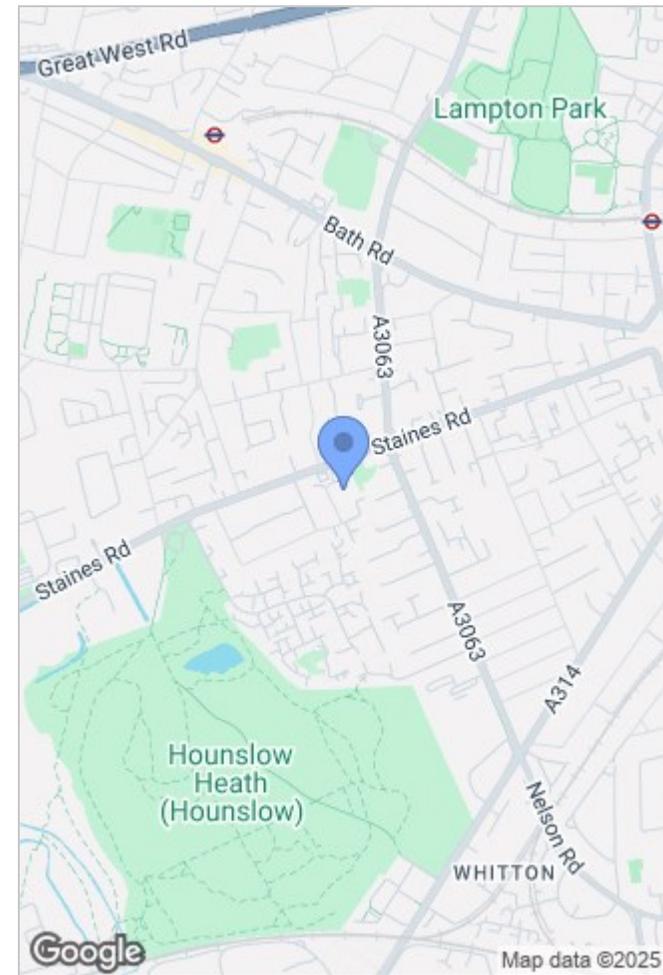
Key Features

- Immediate 'Exchange of Contracts'
Available + Sold via ' Secure Sale'
- No Onward Chain + Second Floor
Apartment
 - One Double Bedroom
 - Separate Kitchen
 - Reception Room/ Diner
 - Family Bathroom
- Secure Entry System + Ample Storage
- Ample Parking Available + Communal
Gardens
 - 89 Years Lease
- Hounslow West Underground Station 0.7
miles





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TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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