



**Sheridan Court, Vickers Way, TW4 5EE**  
**Guide Price £215,000**

**DBK**  
ESTATE AGENTS





## Sheridan Court, Vickers Way, TW4 5EE

### Guide Price £215,000

SOLD BY DBK!

A spacious first floor apartment sited on this residential no through road and with NO ONWARD CHAIN!

Ideal for First Time Buyers and Investors accommodation comprises of one bedroom, reception room, kitchen and family bathroom/ WC. Supplementary to this is an approximate lease of 155 years, secure intercom system, secondary glazing, communal gardens and allocated parking.

Being situated nearby to Staines Road (TW4) the property is not short of amenities, schooling and transport links into The Capital via Overground & Underground Stations which are both less than a mile away. There are also many bus routes into Hounslow Town Centre and London Heathrow Airport.

## Key Features

- No Onward Chain!
- First Floor Apartment
  - One Bedroom
  - Reception Room
  - Kitchen
- Family Bathroom/ WC
  - Allocated Parking
  - Communal Gardens
- Circa 474 Sq.Ft - 44.0 Sq.M
- Hounslow West Station 0.9 mi



## LEASE

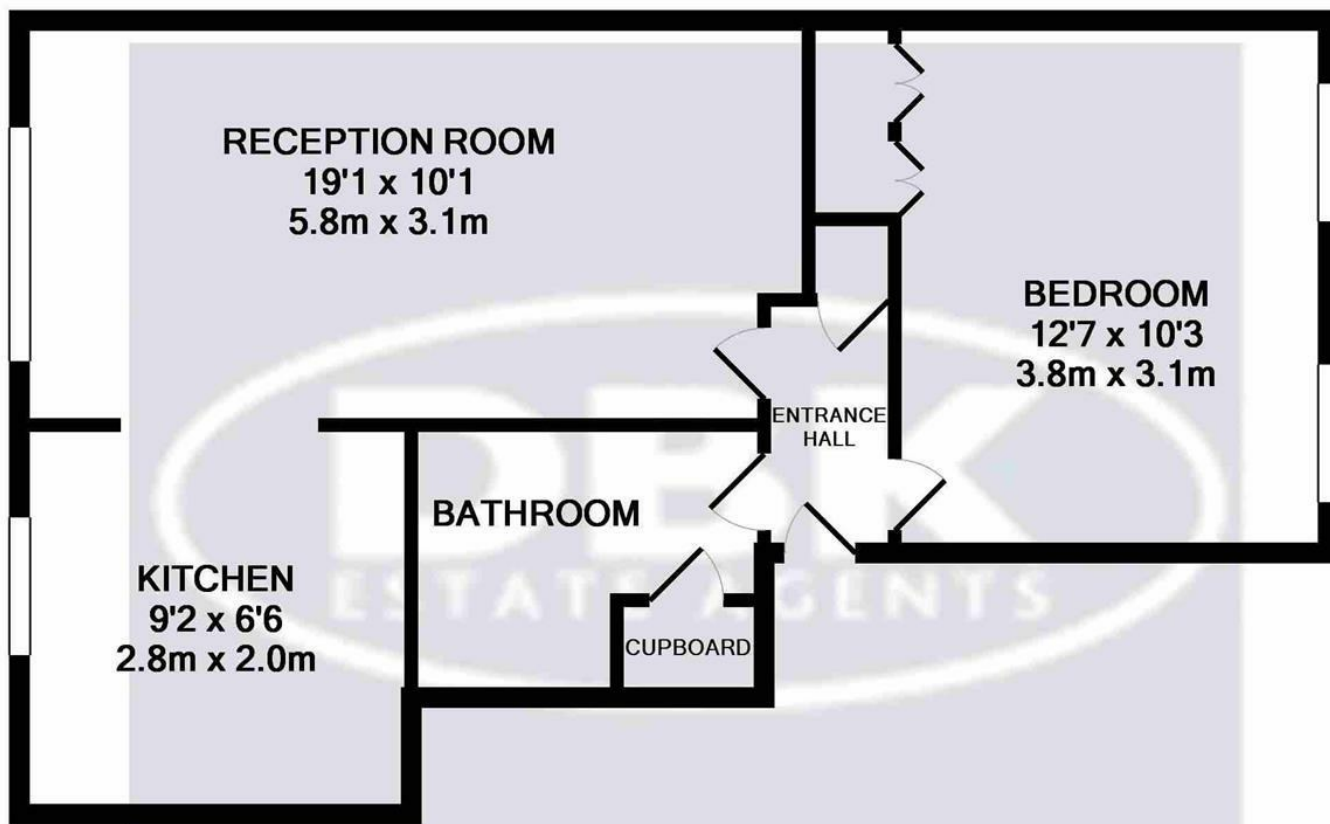
New 155 Years Lease

## SERVICE CHARGE

£1,100 PA including buildings insurance

## Ground Rent

NIL

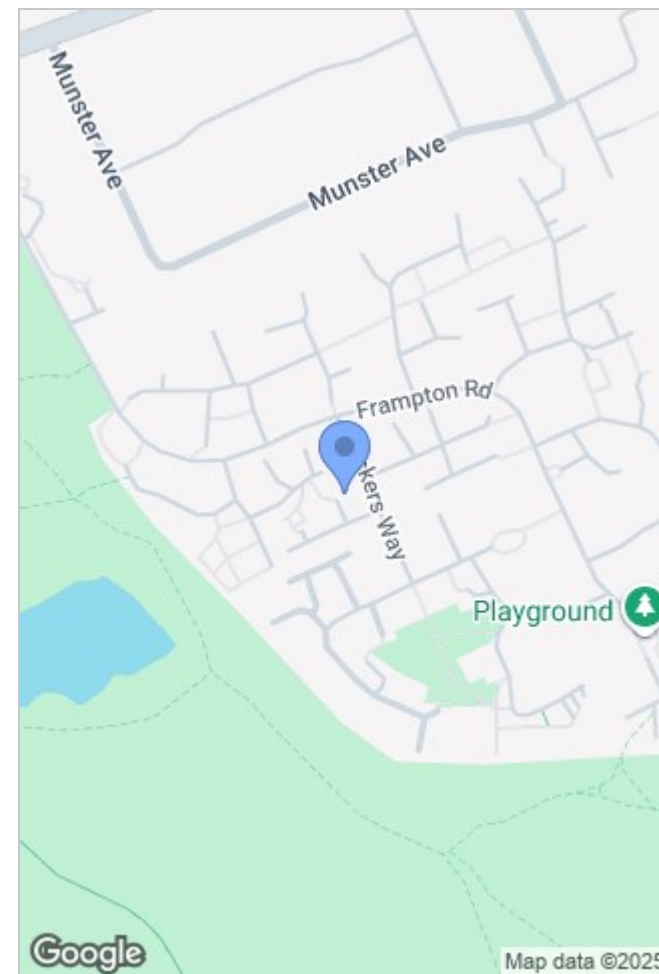


Est. 1982

TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 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) <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>	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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	