



**Norman Crescent, Heston, TW5 9JN**  
**Guide Price £249,950**

**DBK**  
ESTATE AGENTS



## Norman Crescent, Heston, TW5 9JN

### Guide Price £249,950

This well-presented ground floor split-level apartment offers generous living spaces and private outdoor areas with NO ONWARD CHAIN and suitable for CASH BUYERS ONLY!

The property features two double bedrooms, a large reception/dining room and a separate kitchen. A modern family bathroom adds to the appeal of this comfortable layout as well as ample storage.

Enjoy outdoor living with a private rear garden featuring rear gated access, a small front garden and access to communal gardens. Ample on-street parking for residents and visitors enhances convenience and there are 87 years remaining on the lease.

Suitably located within easy access to bus links towards Hounslow West Station, London Heathrow Airport and Hounslow Town Centre as well as being sited within walking distance to local reputable schools such as Berkeley Academy and Cranford Community College. Well regarded local amenities can also be found within a short walk on Vicarage Farm Road and Brabazon Road as well as leisure facilities on New Heston Road. For motorists the A4/ M4 are easily accessible connecting you to neighbouring towns.

## Key Features

- **Cash Buyers Only + No Onward Chain**
- **Ground Floor Split-Level Apartment**
  - **Two Double Bedrooms**
  - **Lareg Reception/ Diner**
  - **Separate Kitchen**
  - **Modern Family Bathroom**
- **Private Rear Garden with Rear Gated Access + Small Front Garden**
- **Ample On Street Parking for Residents + Visitors**
  - **Communal Gardens**
  - **87 Years Lease**



### Lease

87 years remaining

### Service Charge

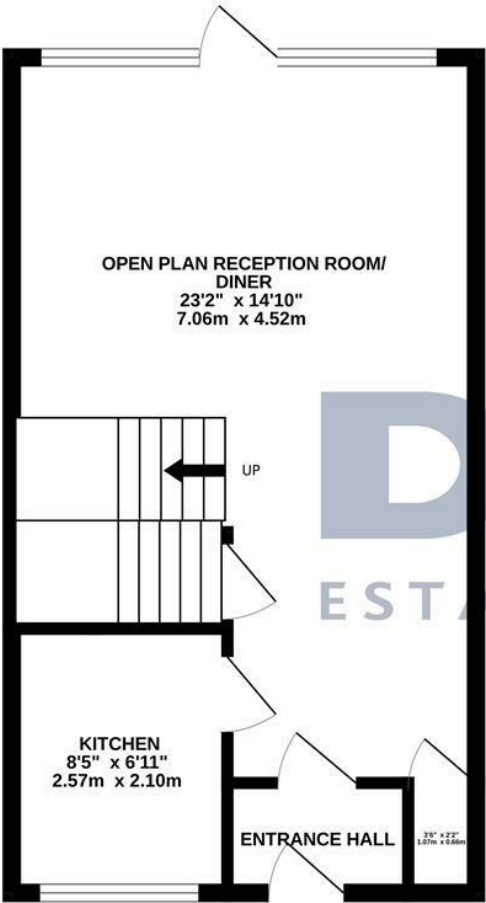
Approx. £1,500.00 per annum and includes heating and hot water

### Ground Rent

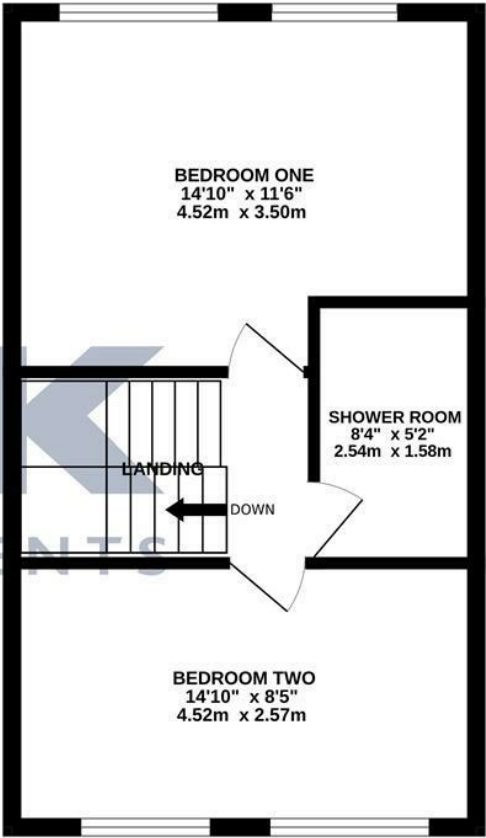
£10.00 per annum



396 sq.ft. (36.7 sq.m.) approx.



386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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