



Harlech Gardens, Heston, TW5 9PT
Guide Price £265,000

DBK
ESTATE AGENTS



Harlech Gardens, Heston, TW5 9PT

Guide Price £265,000

SOLD BY DBK! We are delighted to offer this very well presented apartment situated on this quiet no through residential road. In our opinion this would be a highly suitable purchase to any first time buyer or investor.

Boasting spacious and airy accommodation spread over circa 710 sq. ft, the property features two double bedrooms, kitchen, 17ft reception room and a three piece family shower suite. It also boasts of gas central heating, double glazed windows, secure entry intercom and a 99 year lease.

The property is able to achieve an approximate annual rental income of £15,000.

Conveniently situated for ease of access to Heathrow Airport and Local Underground Stations via close bus links, moments from local amenities and reputable schools as well as the M4 Motorway.

- Perfect for FTB's + Investors
 - Circa 710 Sq.Ft
 - Two Bedrooms
 - Reception Room
 - Kitchen
- Family Shower Room/ WC
- Secure Entry System
 - Ample Parking
- Communal Gardens
- Lease - 99 Years



LEASE

Approximately 99 Years

SERVICE CHARGE

£55.00 per calendar month

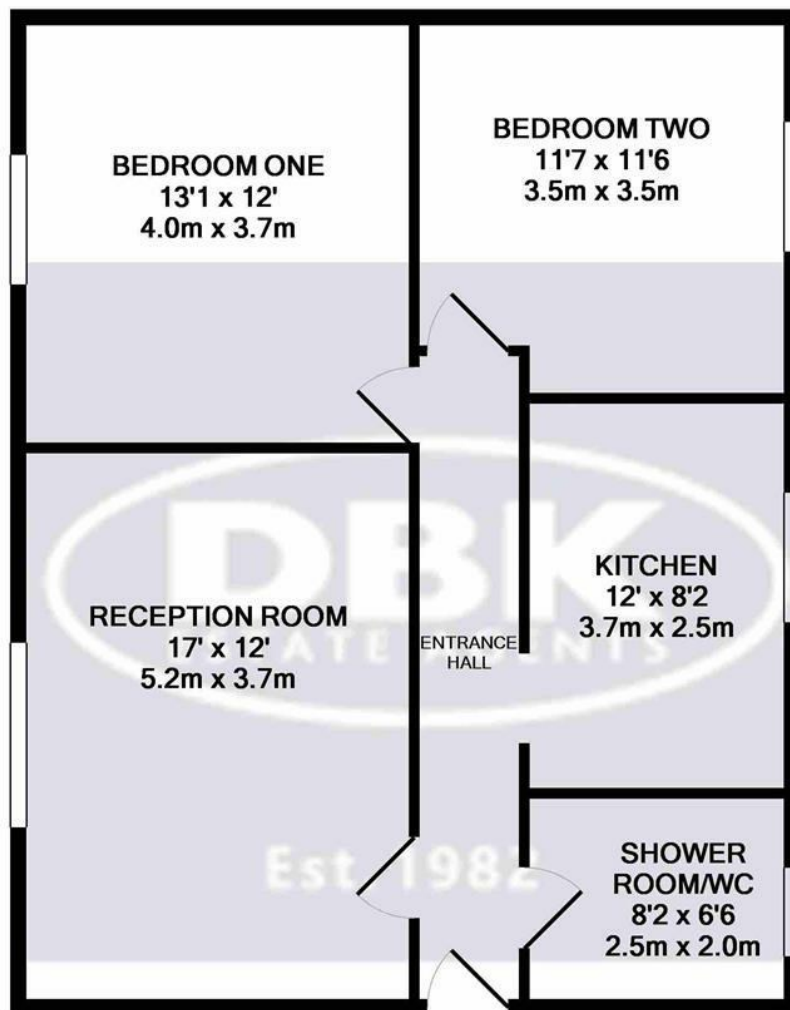
GROUND RENT

£10.00 per annum

BUILDINGS INSURANCE

£16.00 per calendar month

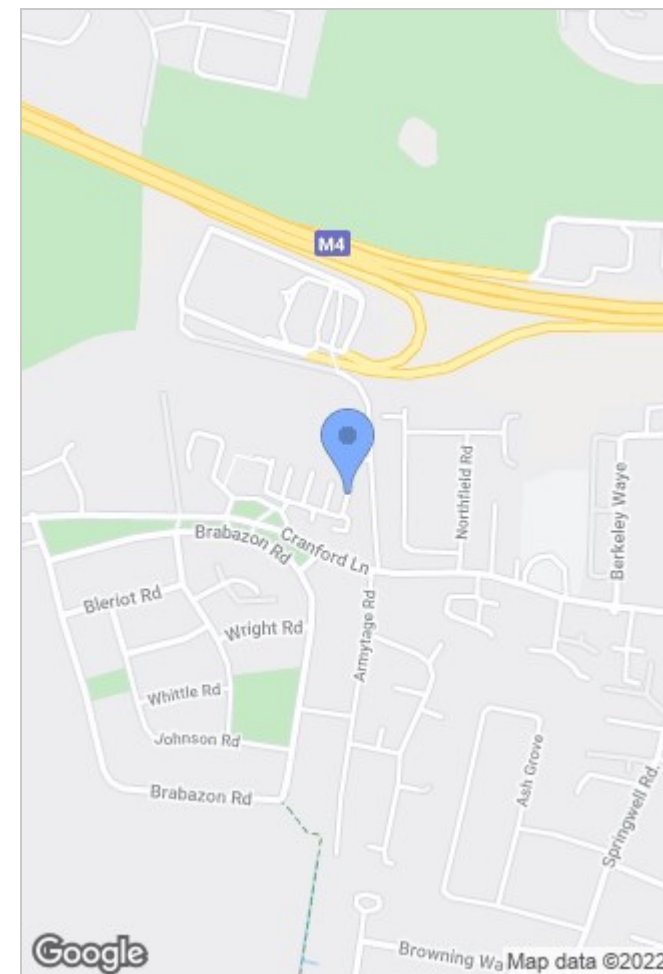




TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.7 SQ.M.)

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

Made with Metropix ©2018



| 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 | | |