

**£ 250,000 Leasehold****All Saints Court, Springwell Road, Heston, Middlesex, TW5 9EN**

Good SIZE FIRST FLOOR FLAT near to amenities, generating rental income & IDEAL BUY to LET investment. Easy motoring distance of HEATHROW, M4 & A4 & long walk to HOUNSLOW WEST TUBE STATION & shops.

Comprises: ONE DOUBLE BEDROOM, LOUNGE, FITTED KITCHEN, BATHROOM/WC & COMMUNAL GARDENS.

Benefits from gas central heating & double glazing.

**IDEAL BUY TO LET  
&  
LONG LEASEHOLD**

**SALES LETTINGS MORTGAGES****Tel: 020 8571 4144**

81 Western Road Southall Middlesex UB2 5HH email: [info@poonamestates.co.uk](mailto:info@poonamestates.co.uk) Web: [www.poonam-estates.com](http://www.poonam-estates.com)

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE PARTICULARS CONTAINED HEREIN ARE CORRECT. NO GUARANTEE TO THEIR ABSOLUTE IS MADE, NEITHER CAN THEY BE USED OR SAID TO MAKE ANY DEED OR CONTRACT. AS INTERMEDIARIES FOR THE VENDOR WE ARE UNABLE TO VERIFY THE WORKING ORDER OF ANY SERVICES, EQUIPMENT, APPARATUS ETC. VERIFICATION OF THE TENURE SHOULD BE ASCERTAINED VIA SOLICITOR OR LEGAL CONVEYANCER.

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**First Floor**

Hallway: Carpets

Reception: 15' 08" x 10' 6" (4.78m x 3.2m) Double glazed window, fitted carpets and radiator

Kitchen: 13' 03" x 5' 09" (4.04m x 1.75m) Plumbing for washing machine, partially tiled walls, vinyl flooring, sink unit with mixer taps, fitted kitchen, dishwasher, Gas boiler, storage water heater.

Bedroom: 13' 4" x 8' 4" (4.06m x 2.54m) Radiator, fitted carpets, built in wardrobe.

Service Charge: £1456.32 per annum. Approximation as advised by owner

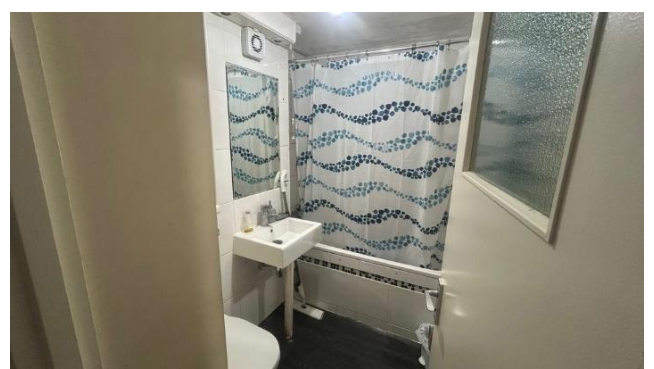
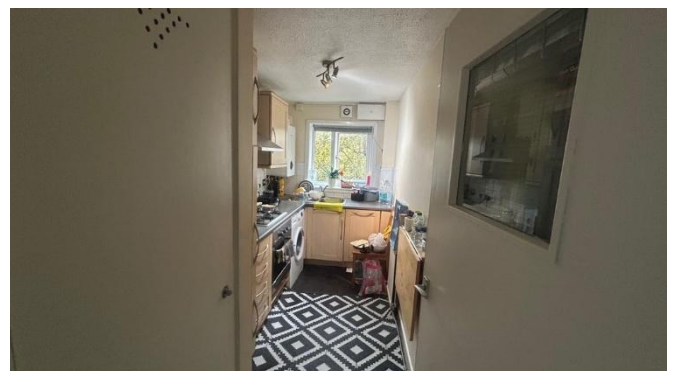
Ground Rent: £10 per annum

Lease: 137 Years remaining as of 29<sup>th</sup> September 1973

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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*Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.*