



Wooldridge Close | Feltham | TW14 8BF

£225,000

Hiltons Estates is bringing to the market this very spacious beautifully decorated one bedroom first floor apartment situated in this popular gated complex. The property comprises of a very spacious double bedroom, open plan kitchen/living room with plenty of natural lighting and a 3 suite bathroom. Other benefits include a Juliet balcony, allocated underground car park, fitted wardrobes, walking distance to transport links and local amenities. Close to Heathrow airport, A30 and M25. Ideal for first time buyers and investors!! Viewings highly recommended!!!

TENURE:

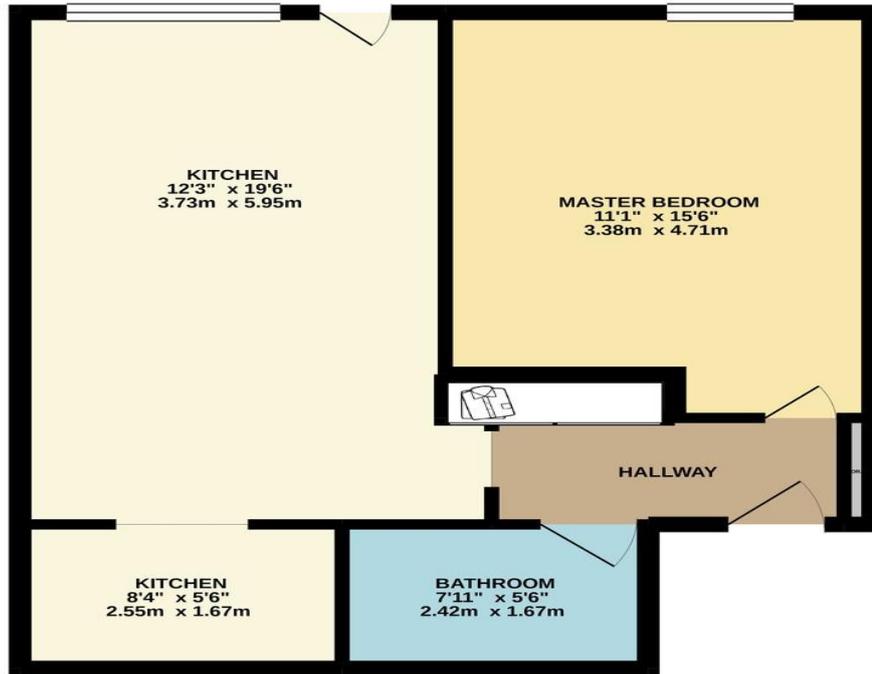
142 Years Lease

Service Charge: £1600.00 p/a  
(including water and building insurance)

Ground Rent: £400.00 p/a



511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	86
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements