



# The Vale, Feltham

£280,000 Leasehold

2 bedroom maisonette for sale

## Description

The property comprises of entrance hall with stairs to the first floor, a spacious Lounge, two double bedrooms including a generous master bedroom, Lounge, separate Kitchen and a three piece family Bathroom. Externally there is a private rear garden and Garage. Additional benefits include, Double glazing, Gas Central Heating and no onward chain.

Lease Term approximately 136 years remaining.

Ground rent approximately £50 Per Annum

Local transport links include Feltham overground Station, a variety of bus links and the M4/M25 are all within close proximity to the property. Local amenities include Hounslow Heath Nature reserve, Feltham High Street, Tesco Express, Local supermarkets, Cafe's, convenience stores and great access to nearby schools.

Please note additional fees could be incurred for items such as leasehold packs.

1.General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are contemplating



travelling some distance to view the property.

2. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Open House Agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenure: Leasehold (135 years)

Ground Rent: £50 per year

Garden details: Private Garden

## **Tenure**

Leasehold

### Ground Floor

Approx. 12.4 sq. metres (133.9 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 72.8 sq. metres (783.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given.

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Plan produced using PlanUp.

**The vale, Feltham**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

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