

The **Frost** Partnership

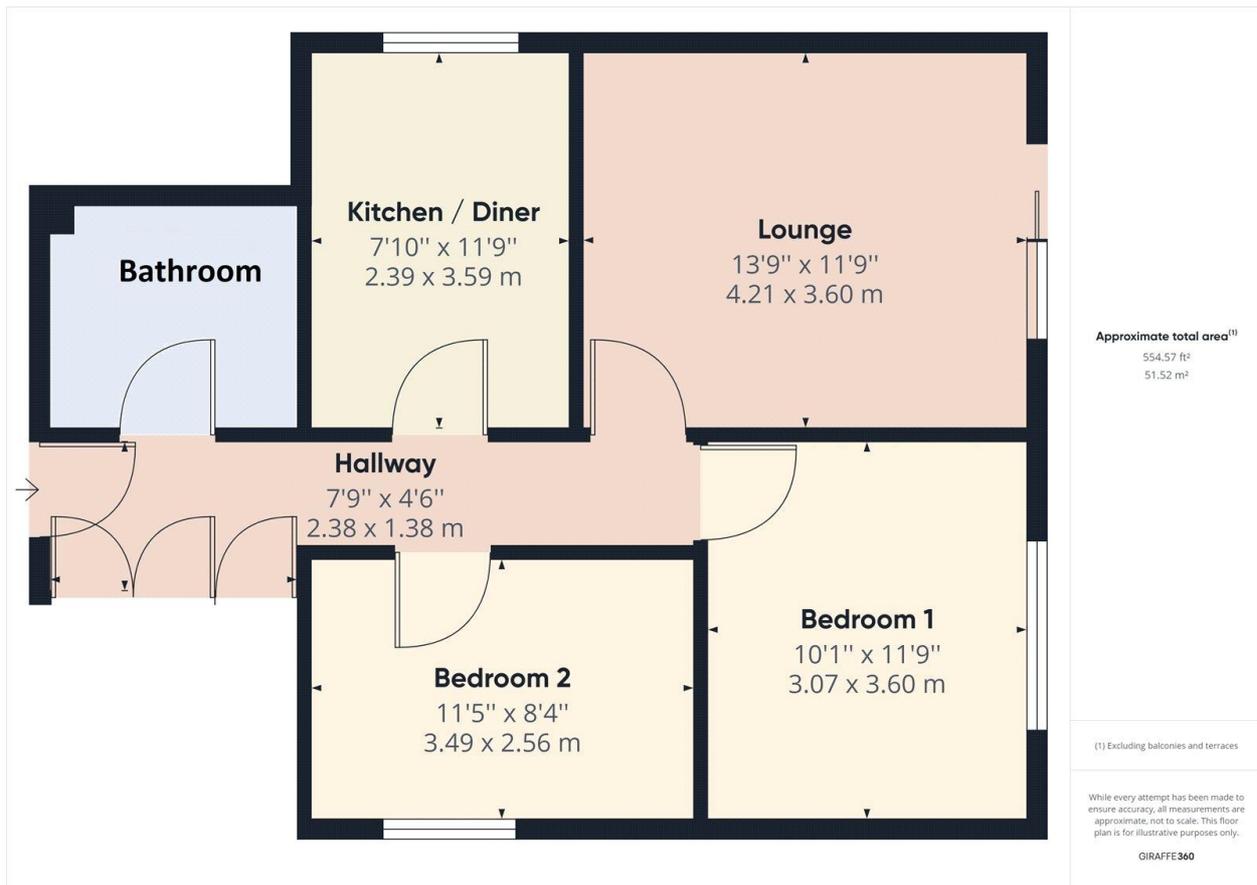
Feltham Sales: T: 0208 890 4225 E: feltham@frostweb.co.uk

2 Bramley Court, 59-61 New Road, Feltham, Middlesex TW14 8HR

Asking Price £299,950 Leasehold



An immaculately presented two-bedroom ground floor apartment located in Bedfont, just a short walk to Bedfont high-street and local amenities. The property comprises; two good size bedrooms, spacious lounge, kitchen, and family bathroom. Further benefits include a long lease, allocated parking space, secure entry phone system, and private patio off the lounge leading to communal gardens. Viewings are highly recommended. Offered to the market for sale with no onward chain. EPC Rating: C



Council Tax Band: C

Hounslow Borough Council, Council Tax Band C being £1,577.05 for 2022/23.

Leasehold Information:

We have been advised there are 101 years remaining on the lease, with a ground rent of £100 per year and service charge of £120 per month.

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.