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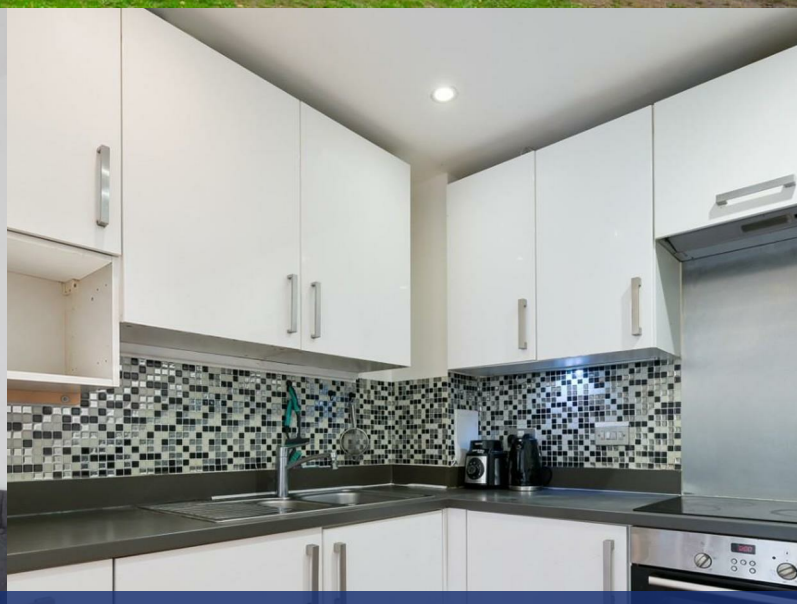

Pontes Avenue

Guide Price £235,000

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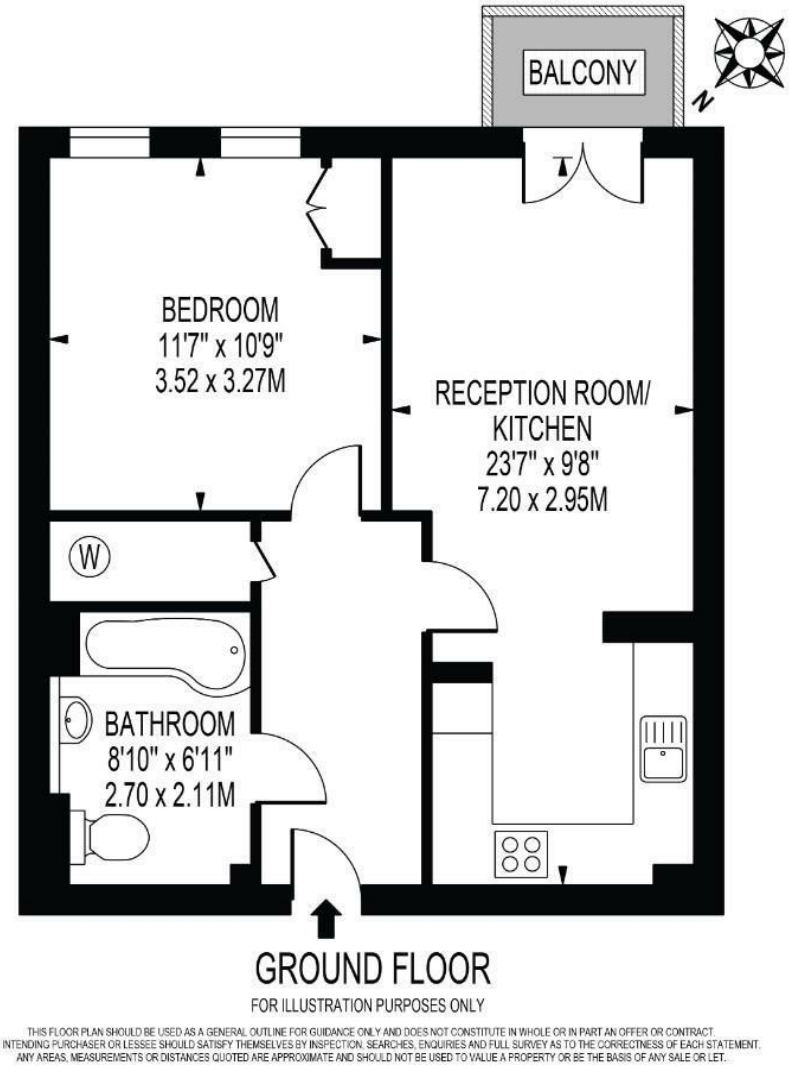
DUKE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **488 SQ FT - 45.35 SQ M**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled on Pontes Avenue in Hounslow, this charming ground floor flat offers a delightful living experience in a sought-after location. This purpose-built apartment is presented to the market with no onward chain, making it an ideal choice for first-time buyers or investors alike.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious open plan reception room and modern kitchen, complete with integrated appliances. This area is perfect for both relaxation and entertaining, enhanced by doors that open onto a cosy balcony, allowing for a seamless indoor-outdoor living experience. The flat features a comfortable double bedroom, equipped with a built-in wardrobe, providing ample storage space. A contemporary bathroom completes the accommodation, ensuring all your needs are met.

Additional benefits of this property include double glazed windows, which enhance energy efficiency and comfort, as well as access to communal gardens, perfect for enjoying the outdoors. An allocated parking space adds to the convenience of this lovely home.

Duke Court is ideally situated between Staines Road and Bath Road, offering a wealth of local amenities right at your doorstep. Excellent transport links are available via Hounslow Overground Station and Hounslow Central Station, with numerous bus routes providing easy access to Heathrow and surrounding areas. Families will appreciate the proximity to reputable schools, including The Heathlands School and Hounslow Heath Junior School, both of which have received outstanding ratings from Ofsted.

This property presents a wonderful opportunity to enjoy modern living in a vibrant community. Don't miss your chance to make this delightful flat your new home.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING OR LETTING? If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman