



Cranford Lane, Harlington

- Studio Apartment
- Fitted Kitchen
- Fitted Wardrobes
- NO CHAIN
- Close to Heathrow Airport

- Second Floor
- 78 Year Lease
- Blank Canvas
- Communal Gardens & Allocated Parking
- EPC Rating: C/Council Tax: B

£120,000



Cranford Lane, Harlington

DESCRIPTION

****We are acting in the sale of the above property and have received an offer of £108,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.****

This well-presented second floor studio apartment at 17 Fellowes Court, Cranford Lane, Harlington offers a fantastic opportunity for first-time buyers or investors alike.

The property features a spacious studio layout with a well-defined bedroom area, complemented by fitted wardrobes providing excellent storage. A fitted kitchen offers practicality and convenience, while the modern shower room is finished to a good standard.

Ideal for those looking to make this property their own, this home presents a true blank canvas with great potential to personalise. Further benefits include access to well-maintained communal gardens, perfect for enjoying outdoor space, as well as an allocated parking space for added convenience.

Offered to the market with no onward chain, this property ensures a smooth and hassle-free purchase.

Ideally located on Cranford Lane, the property is within close proximity to Heathrow Airport, making it particularly attractive for airport staff or frequent travellers. Excellent transport links are nearby, including easy access to the A4, M4, and M25, as well as regular bus routes connecting to Heathrow terminals, Hayes & Harlington, and Hounslow. A range of local shops, supermarkets, and amenities are also within walking distance, adding to the convenience of this well-situated home.

Service Charge is £800 per annum, Ground Rent is £70 per annum.
EPC Rating: C/Council Tax: B



SECOND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 264 sq.ft. (24.6 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 errors, omissions 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

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hayes@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	71	75	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			55 57
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC

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? If you are thinking of selling 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

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