



## Featherstone Road, , Southall, UB2 5GQ

- One Bedroom Flat
- Large Sun Terrace
- Spacious Double Bedroom
- Allocated Underground Parking
- Perfect First Time Buy
- First Floor
- Open Plan Living
- Modern Shower Room
- Communal Gardens
- EPC Rating: B

**Offers In The Region Of £240,000**





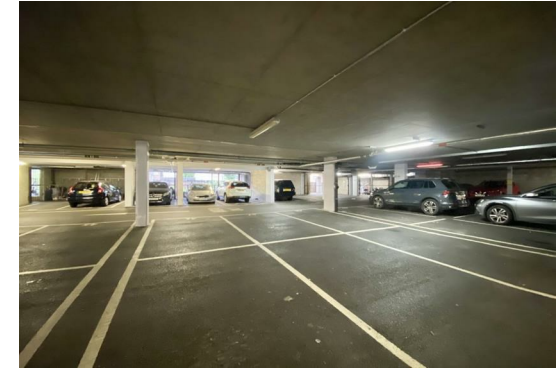
# Featherstone Road, , Southall, UB2 5GQ

## DESCRIPTION

Situated in a popular, residential development in Southall is this spacious, first floor one bedroom flat being offered for sale in Featherstone Court. The property is prominently located being within close proximity to transport links, amenities and the Southall Train Station.

The property comprises entrance hall with airing cupboard and storage, master bedroom with fitted wardrobes, modern shower room suite, open plan living room with modern fitted kitchen and outside you have your own, 20ft wide sun terrace looking over the communal gardens. The property comes with an allocated parking space which is located underground, accessible via secure gated entry point.

Lease remaining 995 years  
Annual Service Charge £2,645.92  
Annual Ground Rent £200

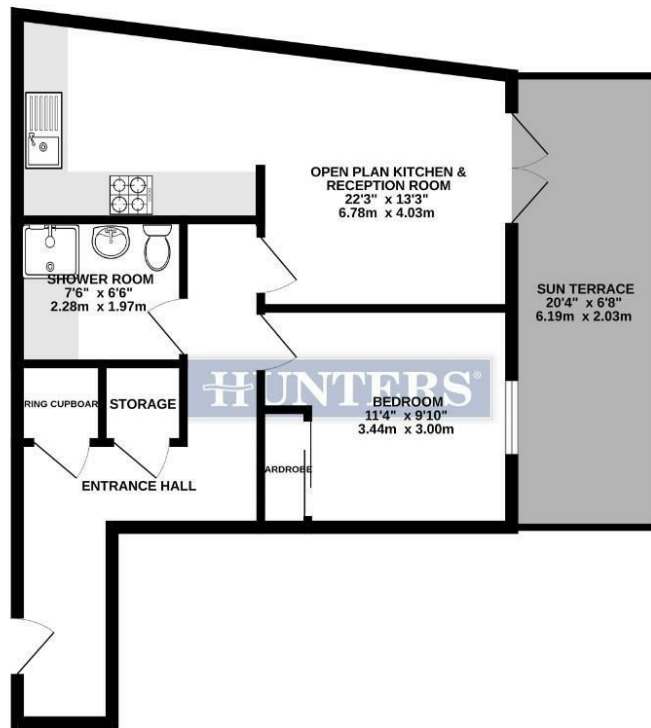








FIRST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA - 519 sq.ft. (48.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.  
Made with Metropix 03024

### Viewings

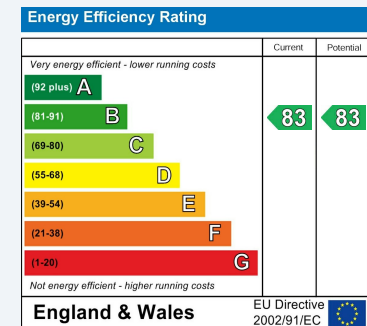
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.