

Abbott Close Hampton



£1,325 Per Month

- Ground floor garden apartment
- Sitting /dining reception room
- Shower room and W.C.
- Double glazed windows
- Available September
- One double bedroom
- Modern fitted Kitchen
- Off-street parking space
- Summer house
- Offered unfurnished

TIFFIN ESTATE AGENTS LTD

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. info@tiffinestateagents.co.uk w. www.tiffinestateagents.co.uk

A beautifully presented one double bedroom ground floor maisonette with a private rear garden and an allocated off-street parking space. The property is situated in a modern cul-de-sac and tucked away in a quiet position. This location gives good access to amenities, green spaces, and transport facilities with local bus services close by.

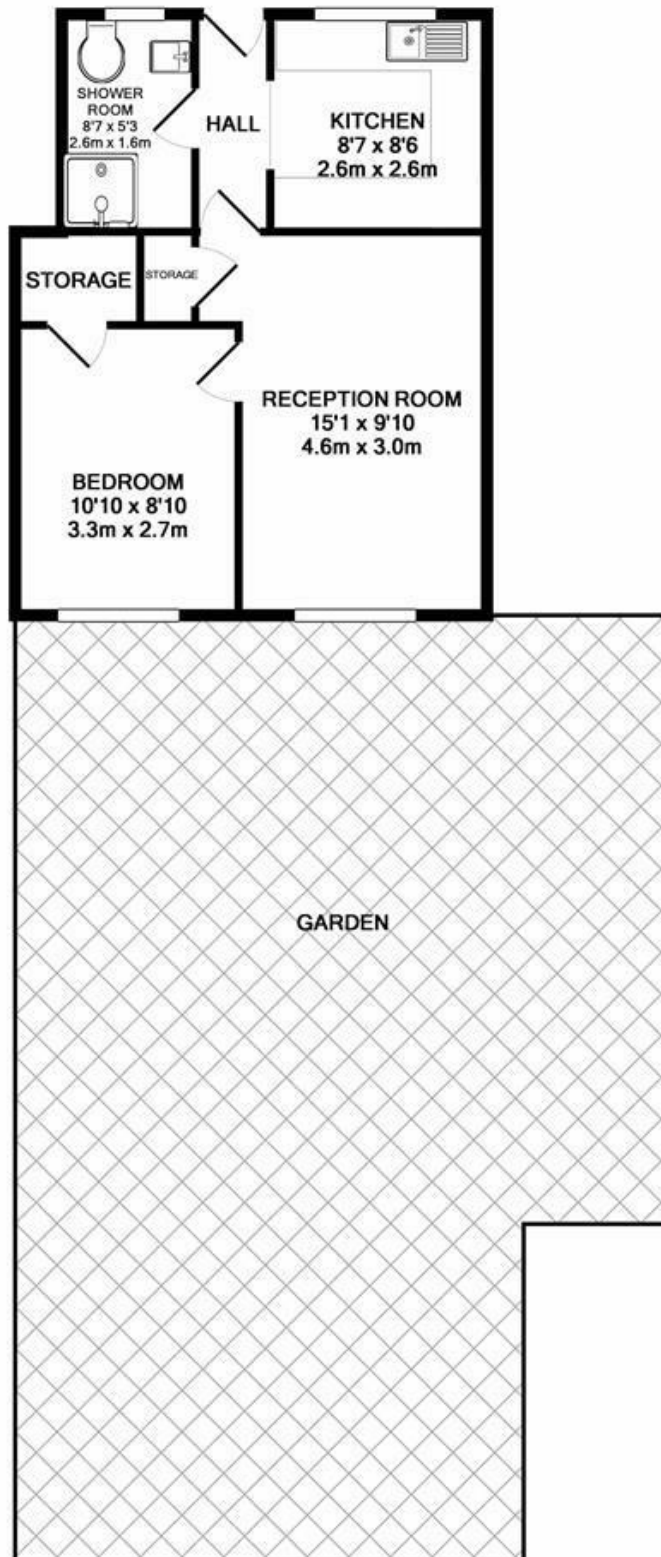
There is a private ground floor entrance with an entrance hallway leading to all rooms. The kitchen is front aspect and has a range of modern fitted units and an electric oven and hob, washing machine and fridge freezer. The reception room has space for separate sitting and dining reception areas and overlooks the private garden. There is a good-sized double bedroom with a built-in wardrobe. The fully tiled shower room and W.C has a shower cubicle, pedestal wash hand basin, chrome heated towel rail, and a double-glazed window. Additional features include double glazing and gas central heating.

Outside there is a lawned private rear garden with a shed and summer house. There is an allocated off-street parking space.

The property is available from September. Council Tax Band C with Richmond Borough. Offered unfurnished.





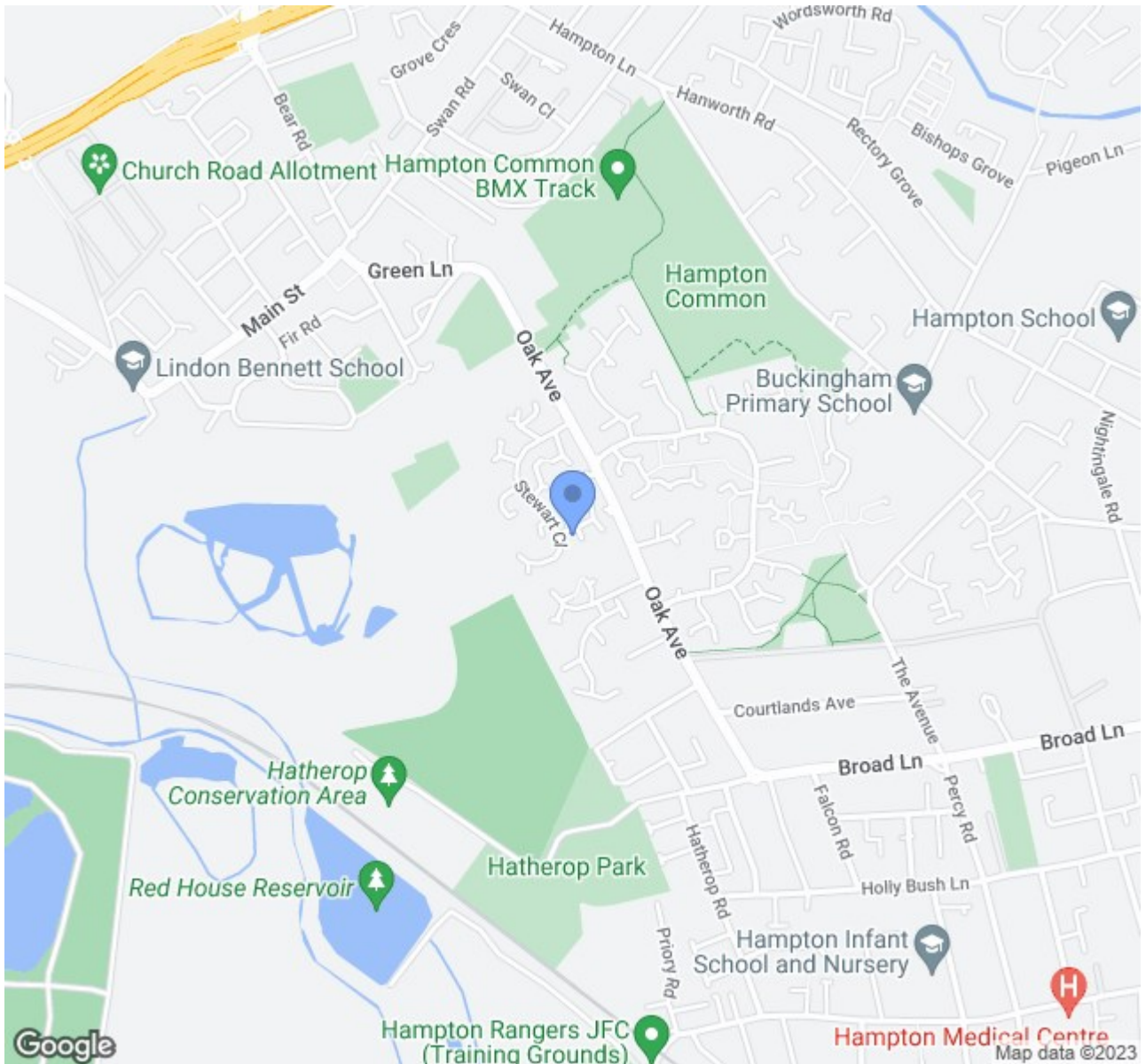


ABBOTT CLOSE

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

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Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC	72	77

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them