



**Trinity Square
Staines Road
Hounslow
Greater London
TW3**

Offers in Excess of £222,000

bettermove

Staines Road

Hounslow

Bettermove are proud to present this 1 bedroom studio flat in Hounslow, available with no forward chain.

This property benefits from double glazing and electric heating throughout and has parking available via an allocated parking space with an electrical charging point. The council tax band is B.

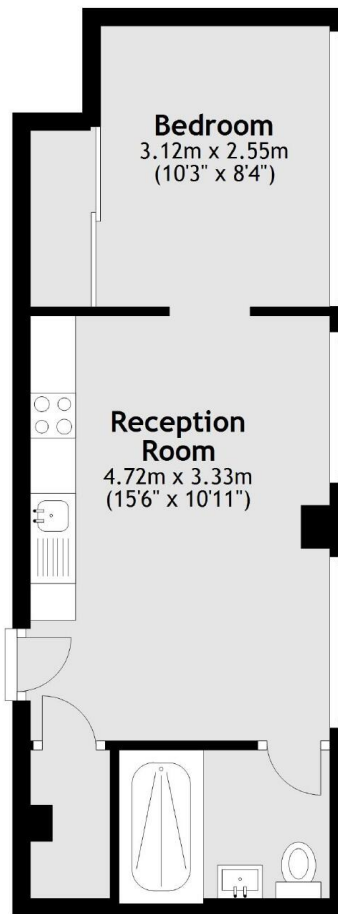
This is a leasehold property with 941 years remaining on the lease; the ground rent is £350.00 per annum, and the service charge is approximately £4,500.00 per annum.

Situated on the third floor of the building, this interior of this beautifully presented property comprises a spacious, open plan living/kitchen area, one double bedroom and a family bathroom. This property comes with a daytime concierge service, and lift access to all floors.

Located in the popular London borough of Hounslow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from a variety of Underground routes, Hounslow Railway Station, local bus routes, and quick access to the M4, and Heathrow Airport.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total area: approx. 31.3 sq. metres (337.1 sq. feet)

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D	60	60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D	64	64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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