

LOT
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Flat 25 Trinity Square, 29–53 Staines Road, Hounslow, Middlesex
TW3 3FY

Guide Price £175,000*

**SPACIOUS GROUND FLOOR FLAT IN TOWN
CENTRE WITH INVESTMENT INCOME**



This spacious ground floor one bedroom flat is located on the edge of Hounslow Town Centre within walking distance of shops and Hounslow Central Station. Good road links are easily accessible including the A4, M4 and M25 London Orbital Motorway. Heathrow London Airport is close at hand. The property forms part of a development with an underground car park and entryphone system. The flat is currently let on an assured shorthold tenancy at £1440 per calendar month (£17280 per annum) and is sold with the benefit of this investment income. The flat benefits from a very long lease and will be of interest to investment buyers.

ACCOMMODATION

Reception, Kitchen, Bedroom, Bathroom. The EPC lists this flat at 49 sm.

TENURE

Leasehold. 950 years from 1 January 2016.

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow

Council Tax Band C

EPC rating: D

VIEWING TIMES

We have pre-arranged some viewing times with the tenants for **NAMED INDIVIDUALS ONLY**. Please contact info@philliparnoldauctions.co.uk if you would like to view and the times will be released to you. You will then need to confirm your attendance by return.

