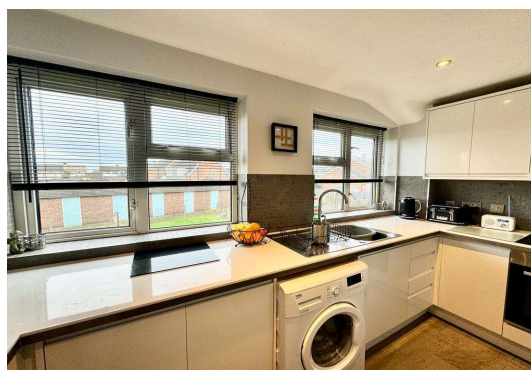
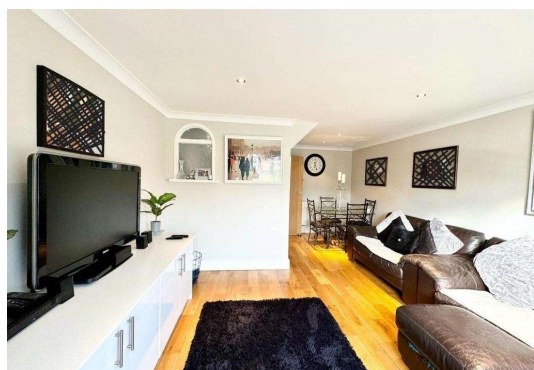




Chestnut Court, Feltham, TW13 6SX OIEO £300,000 Leasehold

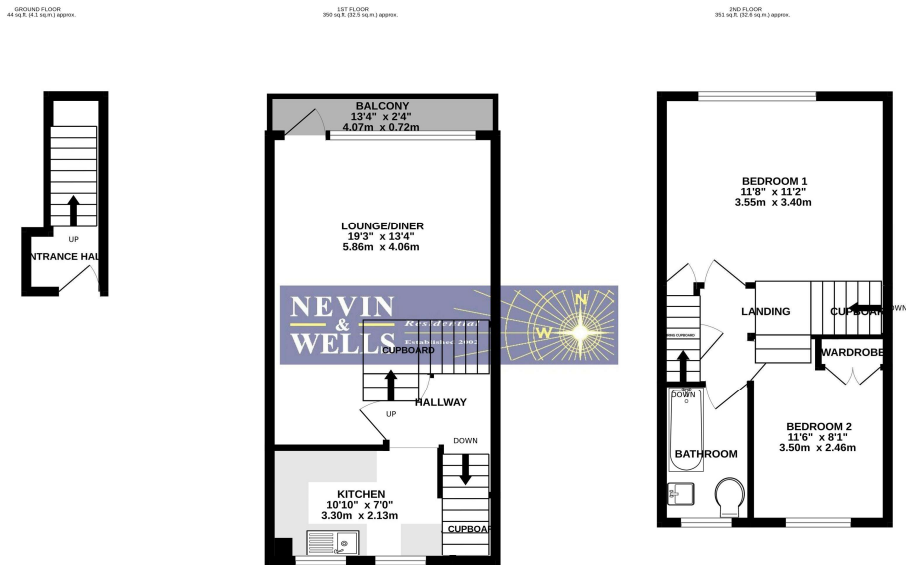


A very well presented and deceptively large two double bedroom split level maisonette located within short distance of local schools and shops. The property benefits from own entrance, first floor lounge with balcony, modern kitchen and second floor family bathroom. The property also benefits from gas central heating, double glazing and a bonus loft room which would be ideal as a home office space.

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Chestnut Court, Mainstreet, Feltham, Middlesex, TW13 6SX

FLOOR PLAN



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 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 ©2023

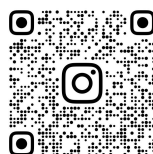
All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

Energy performance certificate (EPC)																																		
9 Chestnut Court Main Street FELTHAM TW13 6SX	Energy rating C	Valid until: 2 August 2027 Certificate number: 0954-2832-7883-5203-1695																																
Property type	Top-floor maisonette																																	
Total floor area	66 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-for-letting-property).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>67</td> <td>68</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C	67	68	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
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COUNCIL TAX BAND: C - London Borough of Hounslow

Lease: 125 years from May 2018
Service Charge: £623.76 per annum
Buildings Insurance: £244.24 per annum
Ground Rent: £10 per annum



@NEVIN_AND_WELLS