



## 1 bed apartment to buy in TW5

Vicarage Farm Road, Hounslow, London,  
Middlesex, TW5 0DR

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One bedroom retirement flat
- ✓ First floor with stair lift
- ✓ Over 55's residents
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Serious Buyers Only Over 55's Only First Floor Retirement Flat with Stairlift – Vicarage Farm Court, Vicarage Farm Road, Hounslow, TW5

Move Inn Estates are delighted to present this well-maintained one-bedroom retirement flat, situated on the first floor of the popular Vicarage Farm Court development in Hounslow. Designed specifically for residents over the age of 55, this property offers comfort, convenience, and a welcoming community atmosphere.

Accessed via a secure entry system, the apartment benefits from a stairlift providing ease of access to the first floor. Inside, the property features a spacious living room filled with natural light, a separate fitted kitchen, and a generously sized double bedroom. The flat also includes a well-appointed bathroom and ample storage space, with built-in cupboards positioned conveniently off the hallway.

Property Details:

92 Year Lease

Ground Rent and Service Charge: £139.73

Vicarage Farm Court is ideally located on Vicarage Farm Road, offering excellent transport links, including nearby bus routes and easy access to Hounslow West Underground Station (Piccadilly Line), making travel into Central London simple and convenient. The local area boasts a range of amenities, including shops, supermarkets, pharmacies, and cafes, as well as peaceful green spaces such as Osterley Park.

This is an excellent opportunity for those looking to downsize to a secure and friendly environment while maintaining independence. Early viewings are highly recommended.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 92

Annual Ground Rent Amount: £140.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

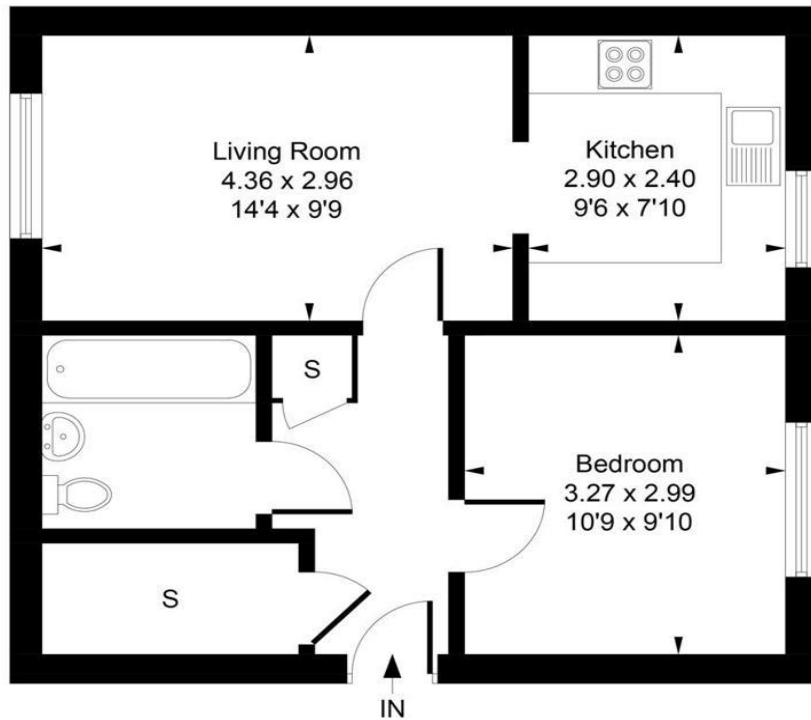
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

**Vicarage Farm Court, Vicarage Farm Road, Hounslow, TW5 0DR**

Approximate Gross Internal Area  
44.65 sq m / 481 sq ft



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 purchase.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Vicarage Farm Road, Hounslow, London, Middlesex, TW5 0DR

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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