



Beauclerk Close, Feltham, TW13 5DA

Welcome to Beauclerk Close, Feltham

Offered to the market with no onward chain, this spacious two bedroom top floor apartment on Beauclerk Close presents a fantastic opportunity for buyers looking to secure a well proportioned home with plenty of potential.

The accommodation comprises an entrance hall providing access to all rooms. The living dining room is a particularly generous space, filled with natural light and offering an excellent layout for both relaxing and entertaining.

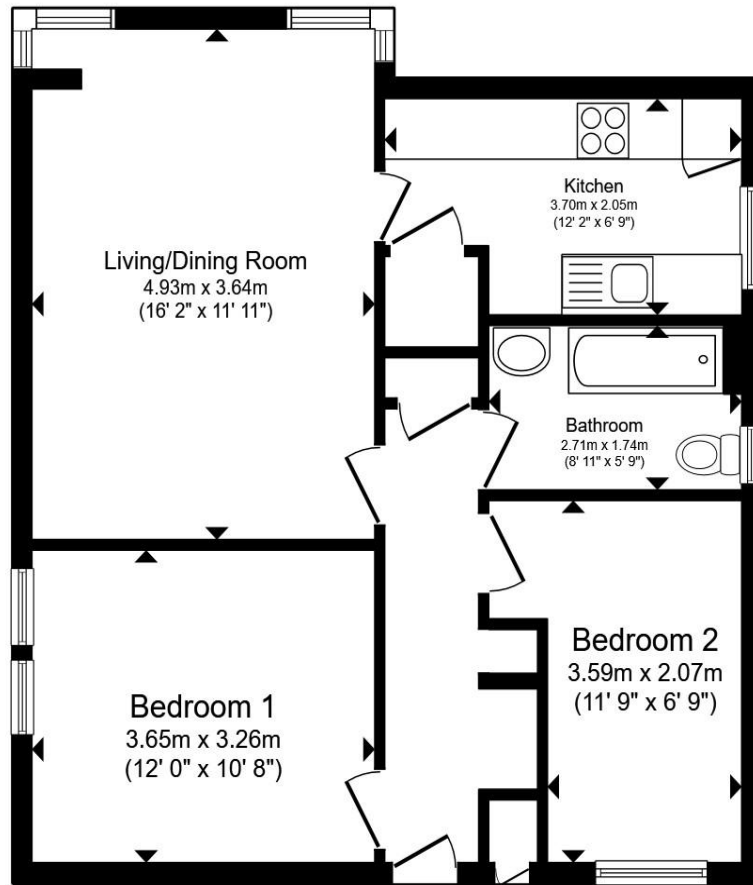
The separate kitchen is fitted with a range of units and provides space for appliances, offering a solid base for improvement and the opportunity to create a more contemporary space if desired.

There are two well sized bedrooms, including a comfortable principal bedroom and a versatile second bedroom suitable for a range of uses including a home office or guest room. The bathroom is conveniently located off the hallway.

A key additional benefit is loft storage, providing valuable extra space rarely available in apartments. The property also benefits from allocated parking.

Beauclerk Close is a popular residential cul de sac within easy reach of Feltham town centre, which offers a variety of shops, supermarkets, cafes and restaurants, as well as the Leisure West complex with cinema and gym facilities. Feltham station provides direct access into London Waterloo, and there are excellent road connections via the A316, M3 and M25. The area is also well served by local bus routes and nearby green spaces including Hanworth Park.





Second Floor

Total floor area 59.7 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Welcome to

Beauclerk Close, Feltham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM TOP FLOOR APARTMENT
- SPACIOUS LIVING DINING ROOM
- WELL PROPORTIONED ROOMS THROUGHOUT

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113790



Property Ref:

FEL113790 - 0006

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