



FINE PROPERTY

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£275,000

## GLOUCESTER COURT, HANWELL, W7

A beautifully presented two double bedroom, family bathroom ground floor apartment in this modern development benefiting from a communal garden, separate kitchen and reception room and allocated parking.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

A beautifully presented two double bedroom, family bathroom ground floor apartment in this modern development benefiting from a communal garden, separate kitchen and reception room and allocated parking.

The property is very well connected, benefiting from excellent transport links from Castle bar British Rail Station (for Paddington) and local bus links to Ealing Broadway, both just moments away.

The accommodation comprises entrance hallway with 'wood flooring' and storage leading to a beautifully presented living room flooded with natural light front a large double glazed window, a feature that continues throughout the whole of this fabulous spacious apartment. There is a separate modern kitchen with door leading to the large reception room, a family bathroom and two double bedrooms including the bright spacious master that has built in wardrobes.

As well as secure entry system and gated access, the property also benefits from a long lease and allocated parking.