

# Lot 2

4 Fenton Court, St Giles Close,  
HESTON, Middlesex TW5 0AW

**GUIDE PRICE: £195,000**



## MODERN GROUND FLOOR APPOINTMENT WITH VACANT POSSESSION

This two bedroom ground floor apartment that was built approximately three years ago, offers two bedroom accommodation and is being sold with vacant possession throughout. The property is presented in good decorative order and will be of interest to investment purchasers and/or owner/occupiers.

### ACCOMODATION

Entrance hall, living room, fitted kitchen, bathroom, bedroom one with en-suite, bedroom two, communal grounds.

### TENURE

Leasehold – approximately 122 years unexpired. Ground rent: £140 pa.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000  
Council Tax Band: D

### VENDORS SOLICITORS

Julian Bloom & Co  
151 Sparrows Herne, Bushey , Herts WD23 1AQ  
0208 950 3001

### VIEWING TIMES

29th October 2007 @ 4pm  
1st November 2007 @ 12.45pm  
6th November 2007 @ 4pm

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■