





A spacious modern two double bedroom, two bathroom apartment located in the highly sought after Regency Quay riverside development. The apartment is ideally located within this secure, gated development and consists of a spacious, double aspect reception room with beautiful direct river views, master bedroom with en suite shower room, second double bedroom and a further shower room. This property was combined with the property directly next door and therefore had it's kitchen removed offering a purchaser the unique opportunity to design and fit the kitchen of their dreams at the outset. All metering services, gas and electric supplies and waste services were capped off and kept in tact when the original kitchen was removed to create an office. The property also benefits from a large private secluded garden, an allocated parking space by the front door to the building and no onward chain.

## ENERGY PERFORMANCE CERTIFICATE

TBC

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	823 sq. ft. / 76.48 sq. m.
<b>Council tax band:</b>	H
<b>Service charge:</b>	Approx. £3,610 per annum
<b>Ground rent:</b>	Approx. £125 per annum

