



Wooldridge Close, Feltham, TW14

£220,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

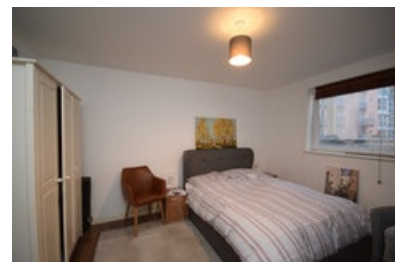
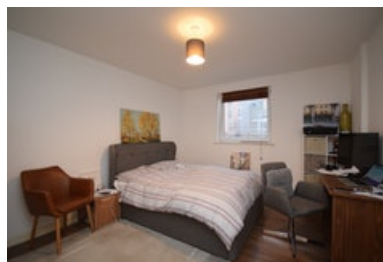
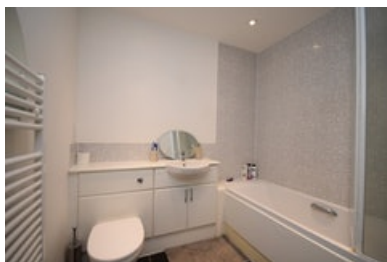
HouseSimple is pleased to present this property in Feltham.

Key features:

- Wood flooring
- Balcony
- underground parking
- Bath tub
- Partition

Extra info:

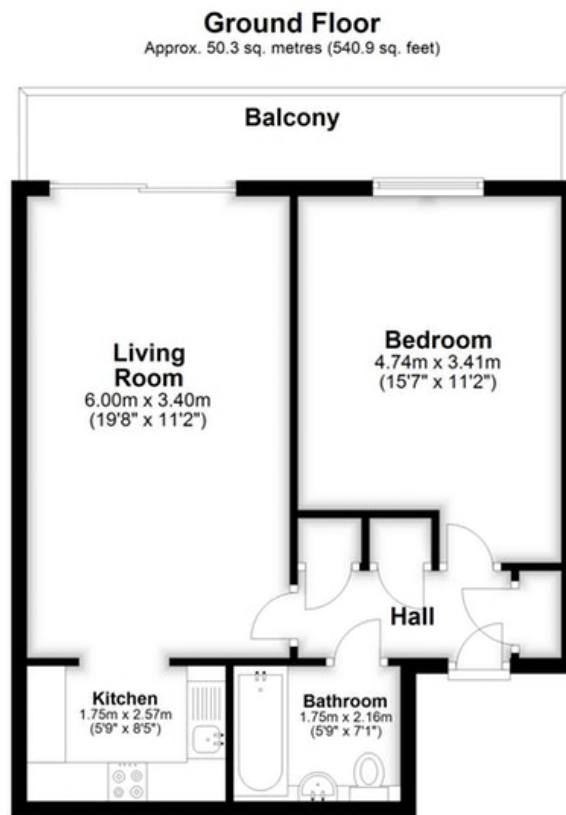
- **Property Age:** 12 years
- **Council Tax:** Band C (£1299.54 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 143 years remaining
- **Ground Rent:** £240.00 per-annum
- **Maintenance:** £1400.00 per-year
- **Maintenance Company:** Unknown



HouseSimple is pleased to present this spacious ground floor flat in Bedfont, TW14.

The flat is part of a modern development, nestled between Bedfont lakes country park, SAP, Cisco and IBM. It is also close to Heathrow, Ashford, Staines, Sunbury and Feltham.

Floor plan:



Total area: approx. 50.3 sq. metres (540.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

155, Wooldridge Close, FELTHAM, TW14 8BH

Dwelling type: Ground-floor flat	Reference number: 8556-7922-4799-6820-7992
Date of assessment: 10 December 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 December 2016	Total floor area: 50 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,350
Over 3 years you could save	£ 402

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 153 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 402 over 3 years</p> </div>
Heating	£ 714 over 3 years	£ 447 over 3 years	
Hot Water	£ 495 over 3 years	£ 348 over 3 years	
Totals	£ 1,350	£ 948	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; font-size: x-small;"> <tr> <th style="padding: 2px;">Current</th> <th style="padding: 2px;">Potential</th> </tr> <tr> <td style="text-align: center; padding: 5px;">73</td> <td style="text-align: center; padding: 5px;">81</td> </tr> </table>	Current	Potential	73	81	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
73	81					

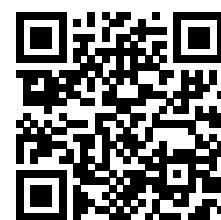
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 345
2 Heat recovery system for mixer showers	£585 - £725	£ 60

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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