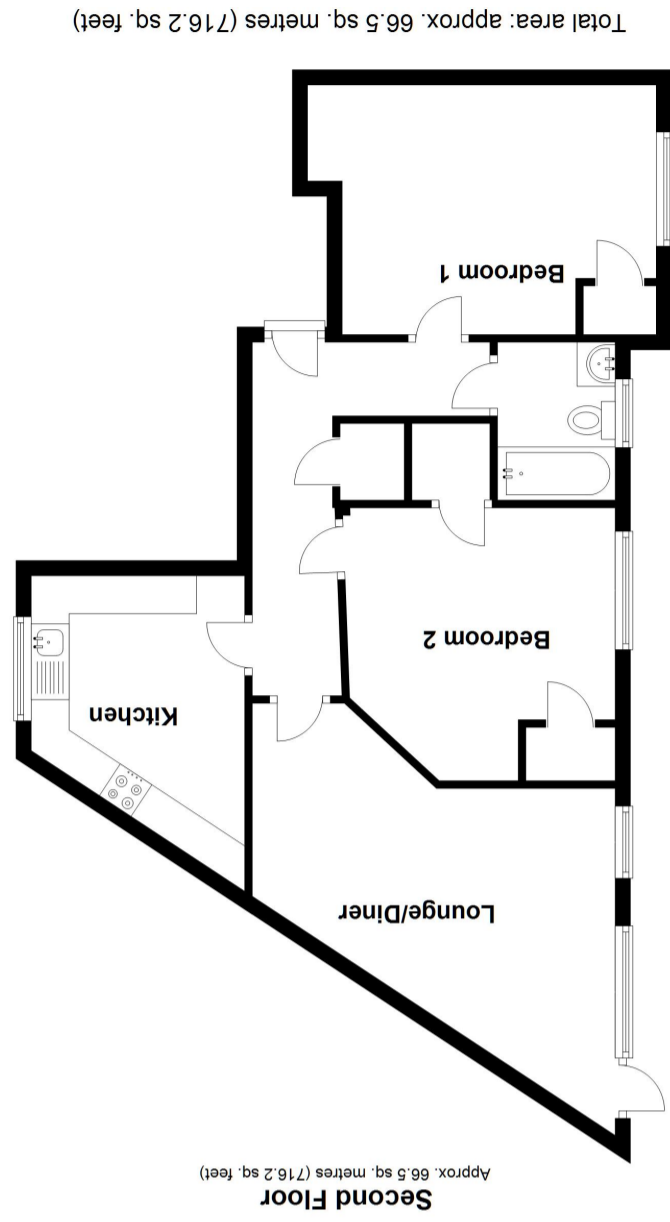


Energy Efficiency Rating	
Current	Potential
72	78

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 to 100)
B	(81 to 91)
C	(69 to 80)
D	(55 to 68)
E	(39 to 54)
F	(21 to 38)
G	(1 to 20)
Not energy efficient - higher running costs	



Flat 13 Rountree Court, Fleming Road, Greenford  
 Borders, Middlesex. UB1 3RF.

£325,000



Castle are pleased to offer to the market this spacious , bright two bedroom second floor flat. Briefly comprising of two double bedrooms, large lounge with access to a private balcony fitted kitchen and bathroom.

Ideally located off the Uxbridge Road the property has a diverse range of local amenities and transport links including multiple bus routes into Ealing. Close distance to Greenford Broadway and Southall with Southall Station being part of the forthcoming Elizabeth Line (Crossrail). Popular local schools are close by both primary and secondary.

Other benefits include, security intercom, well maintained communal gardens, balcony, sole use of the floor level and long lease over 100 years

**Bedroom 1**

13' 8" x 10' 11" (4.17m x 3.33m) Front aspect double glazed window, radiator, fitted wardrobe

**Bedroom 2**

11' 11" x 11' 3" (3.63m x 3.43m) Front aspect double glazed window, radiator, fitted wardrobe

**Bathroom**

Front aspect double glazed window, panel enclosed bath with shower attachment, vanity wash hand basin, low level WC, tiled walls, radiator

**Kitchen**

8' 11" x 8' 10" (2.72m x 2.69m) Rear aspect double glazed window, range of eye and base level units, gas cooker point, single drainer sink, plumbing and space for washing machine, laminate floor

**Lounge**

17' 0" x 11' 6" (5.18m x 3.51m) Front aspect double glazed windows and door to balcony, two radiators

**Communal Gardens**

