







About the property

Step onto the property ladder with this exquisite one-bedroom apartment, perfectly positioned in the sought-after Myers Court on Reynard Way, Brentford. Offering a generous 566 square feet of sophisticated living space, this home is an ideal choice for first-time buyers eager to personalise their space or savvy investors looking to capitalise on the area's strong rental demand.

As you enter this chain-free apartment, you're welcomed by a spacious, well-lit living area that flows seamlessly onto a private balcony—a peaceful retreat where you can unwind while soaking in the tranquillity of the development. The designer kitchen is a dream for home chefs, featuring sleek, integrated appliances and high-specification finishes.

The comfortable double bedroom is complemented by a stylish, contemporary bathroom, both designed for modern living. The added convenience of an allocated parking space ensures stress-free city living, while the secure development boasts beautifully landscaped communal gardens, providing a green oasis in the heart of Brentford.



Key features

- Chain free
- Allocated parking space
- Secure development
- Private balcony
- Designer kitchen with integrated appliances
- Landscaped communal gardens
- Excellent transport links

Material information

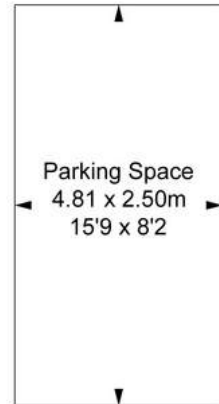
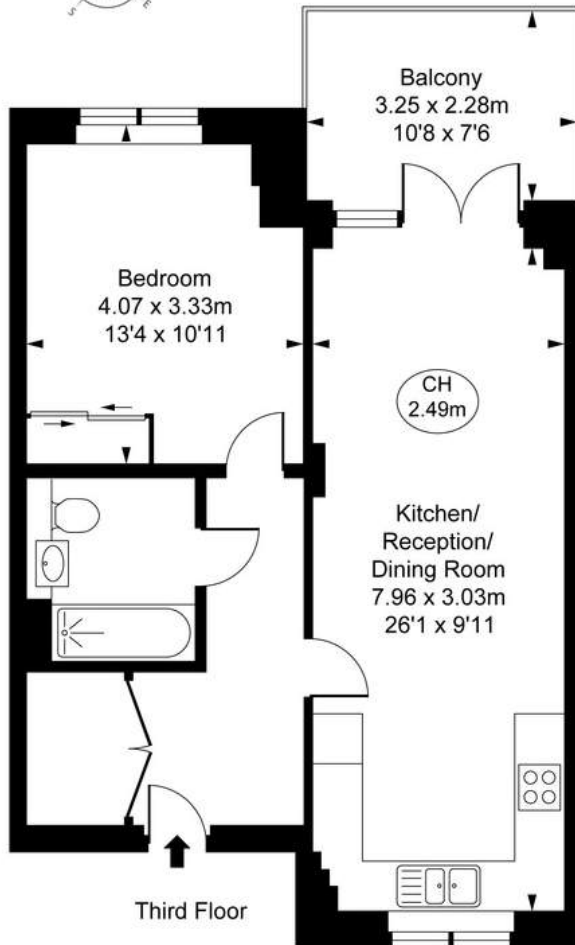
- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£400,000**
- Lease Start Date - **03/08/2019**
- Lease Duration - **125 years**
- Lease Years Remaining - **119 years**
- Service Charge - **£1521.60 yearly**
- Ground Rent - **£300 yearly**



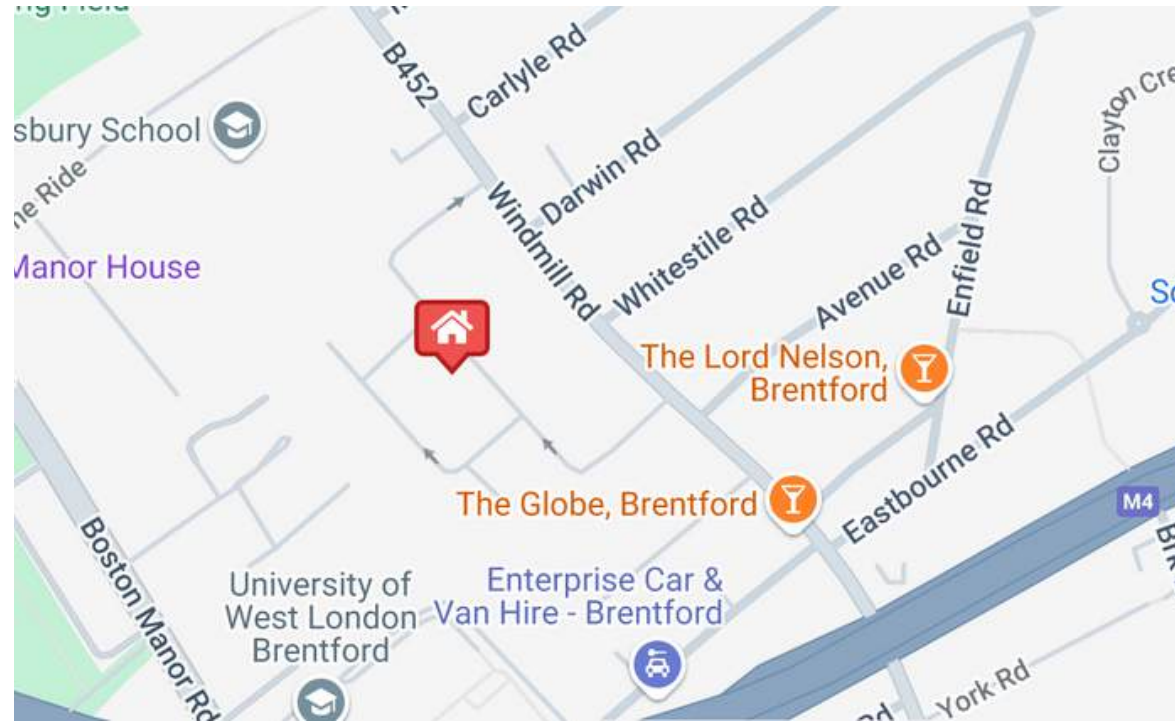
**Myers Court,
Reynard Way, TW8**
Approximate Gross Internal Area
52.57 sq m / 566 sq ft



(CH = Ceiling Heights)



(Not shown in actual location or orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			