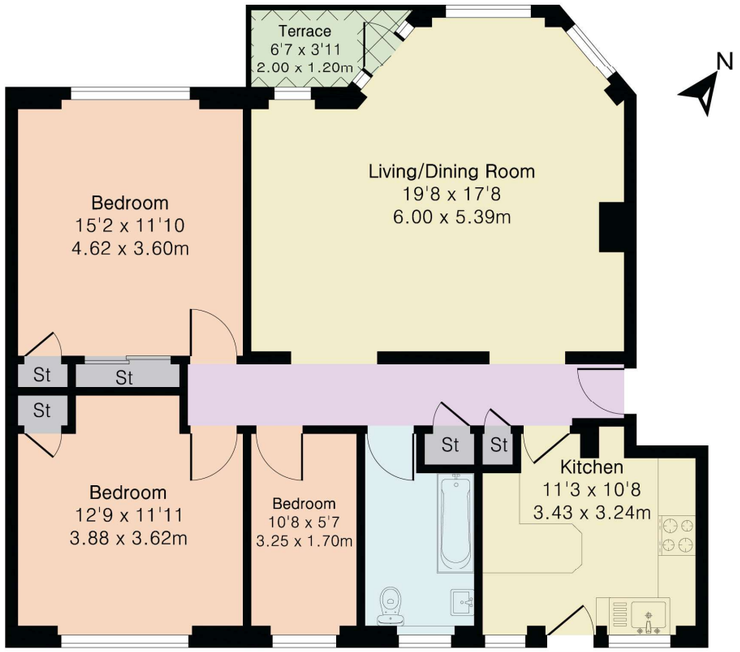
Approximate Gross Internal Area 988 sq ft - 92 sq m

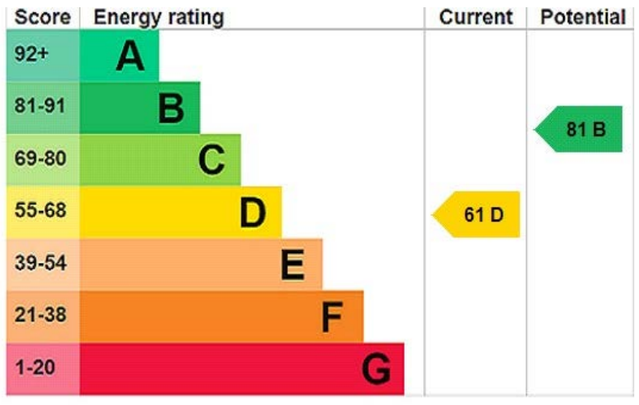


Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

OASiS

www.oasisestateagents.com sales@oasisestateagents.com



5, Riverbank, Laleham Road, Staines-upon-Thames, Surrey, TW18 2QE

Guide Price £375,000

3	1	1	Yes	Communal	Apartment	0.8 mile

Oasis are delighted to offer to the market as the seller's sole agents this immaculately presented apartment situated in a desirable mansion style development close to Staines upon Thames town centre and train station. It offers stunning views of the River Thames from most of the principal rooms. The accommodation is spacious throughout and comprises three bedrooms, a modern kitchen, a modern bathroom and a generous large lounge/dining room with doors leading onto a private balcony overlooking the river. Furthermore, there is brand new 125-year lease being extended on completion, secure entry phone system and ample communal parking.

This development further benefits from amazing, communal gardens with a duck pond and mature trees and lawned areas with gated access to the tow path and the river Thames.

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Second floor riverside apartment
- Three bedrooms
- Large living/dining room
- Kitchen with seating
- Bathroom
- Balcony overlooking the river
- Potential rental income £1,900 pcm
- Potential yield 6%
- Service charge £2,200 pa
- Sinking fund contribution £80 pcm









The property is situated in a sought after location, close to the town centre and on the banks of the River Thames. Staines-upon-Thames is a prosperous riverside market town, with direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away. With a vibrant pedestrianised High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.







