



Epsom House, Fairfield Avenue, Staines Upon Thames, TW18

Asking price **£365,000** | Leasehold



Epsom House, Fairfield Avenue, Staines Upon Thames, TW18

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Gymnasium
-  Parking
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Staines

Modern two bedrooms, two bathrooms apartment with a balcony and parking in London Square Staines, TW18. The open-plan kitchen/ living room has a sleek, modern kitchen with integrated appliances and features wood floors, underfloor heating, large wall glazing with sliding doors leading to a private balcony which is accessed from all rooms.

The master bedroom is en suite and there is a second double bedroom and a family bathroom. The apartment is beautifully furnished and light with carpets and good storage space in bedrooms.

The master bedroom has an en suite shower.

Residents benefit from 24-hour concierge services, access to a gym, cycle storage and large central courtyard gardens. London Square Staines is a stone's throw from the High Street and a short walk from Staines Rail station.

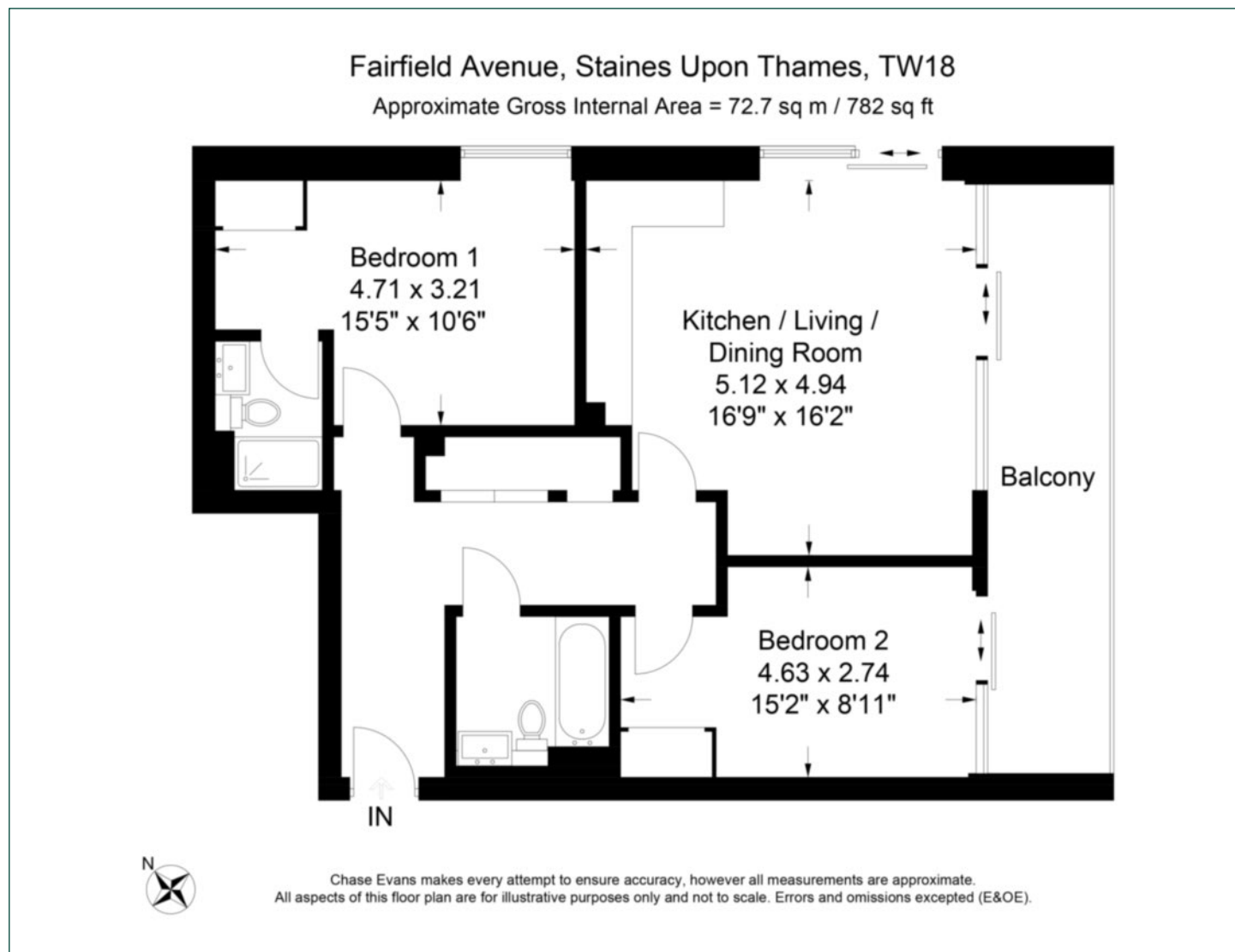
London is reached in 35mins via train and Staines is close to Heathrow Airport via A30, M25 AND M4. An extensive bus network linking Staines with Egham, Ascot and Windsor, as well as Heathrow Airport.

Tenure:	Leasehold (989 years remaining)	Local Authority:	Spelthorne District
Ground Rent:	£300 p.a.	Council Tax Band:	C
Service Charge:	£4,700 p.a.	EPC:	B



Floorplan

782 sq ft | 72.7 sq m



Elephant & Castle

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Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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