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ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

8 Chaucer Court, 75 Wendover Road, Staines-upon-Thames, Surrey, TW18 3DW
Guide Price £190,000








Located within a small and well-maintained development, this attractive first floor apartment offers well-proportioned accommodation throughout and represents an ideal purchase for first-time buyers, downsizers or investors alike.

The property is presented to a good standard and features a bright and spacious living room, providing ample space for both seating and dining. The modern open-plan kitchen is well-appointed with a range of fitted units, creating a practical and sociable space for everyday living.

The generous double bedroom benefits from a built-in wardrobe, while the contemporary bathroom is fitted with a modern white suite and a shower over the bath.

Further benefits include a long lease, double glazing, electric heating, off-street parking, secure bike storage and access to a well-maintained communal garden.

The property would let for £1200 per calendar month, offering a gross return of 7.6%

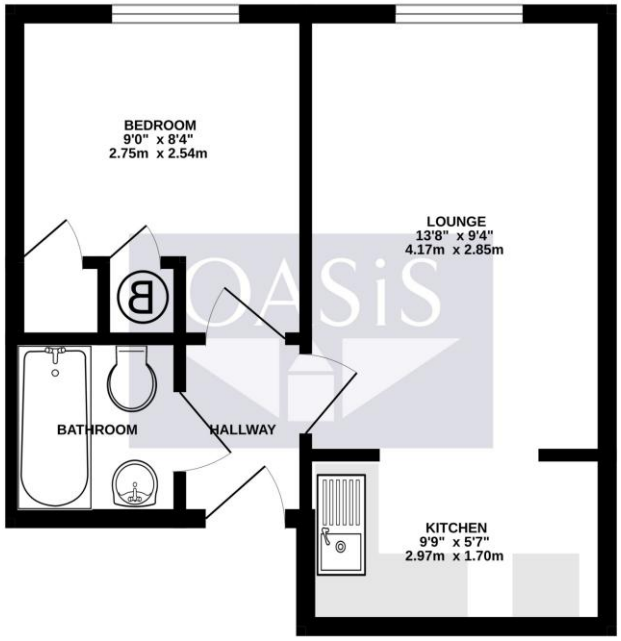
Combining well-presented accommodation with a desirable setting, this apartment offers an excellent opportunity for owner-occupiers and buy-to-let investors alike. Early viewing is highly recommended.

Property Profile

- One Bedroom Apartment
- First floor
- Modern fitted kitchen
- Modern family bathroom
- Off Street Parking
- Bike Storage
- Communal garden
- Runnymede Borough Council
- Tax Band B £1,939 per annum
- Potential rental income £1200 PCM
- Potential rental yield 7.6%
- Leasehold with 148 years remaining
- Service charge and ground rent £1300 PA

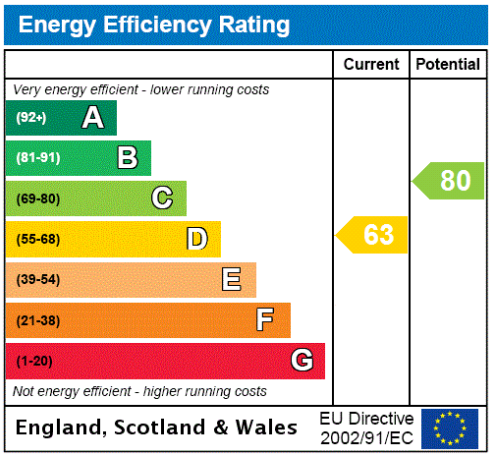
The property is situated in sought after location close to Staines upon Thames town centre and the River Thames. Staines upon Thames is a prosperous riverside market town and with London being close Staines upon Thames is a commuter haven with immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away and with frequent train services to Waterloo with a journey time around 30 minutes this makes this area popular for potential home buyers. Staines upon Thames has a pedestrainised High Street, with extended range of shops and facilities.

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 319 sq.ft. (29.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment via our Staines Office:

Mallard Court
4 Clarence Street
Staines upon Thames
TW18 4SP

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.

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