OASiS
ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

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Offers in excess of £250,000








Oasis are pleased to present this stylish one bedroom, second floor apartment, finished to a high standard and offering modern living in a convenient gated development. The property features a spacious open-plan reception room and kitchen, creating a bright and airy living space. The contemporary kitchen is equipped with integrated appliances, ensuring a sleek and functional design.

The well-proportioned double bedroom provides a comfortable retreat and benefits from a deep storage cupboard, offering excellent storage. The apartment also features a modern family bathroom, finished to a good standard. Additionally, there is an allocated parking space within the secure development. The apartment has an air source heat pump which provides the heating and hot water and is a sustainable and energy-efficient system.

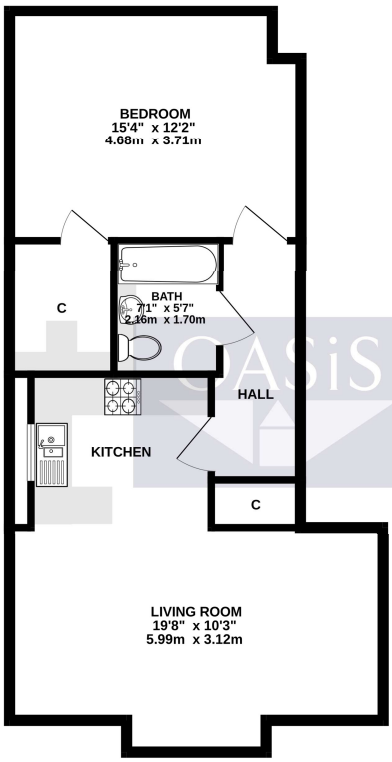
Located on a popular road in Staines upon Thames, this property is ideally situated close to local amenities and excellent transport links. It is perfect for first-time buyers, professionals or investors. With a potential rental income of £1,450 pcm, the property offers a potential yield of £7%.

Property Profile

- Leasehold - 984 years remaining
- One bedroom apartment
- Open plan reception/kitchen
- Modern bathroom
- Allocated parking space
- Potential rental income £1,450 pcm
- Rental yield - 7%
- Ground rent - £150 pa
- Service charge - £2,085 pa
- Spelthorne Borough Council Tax Band C

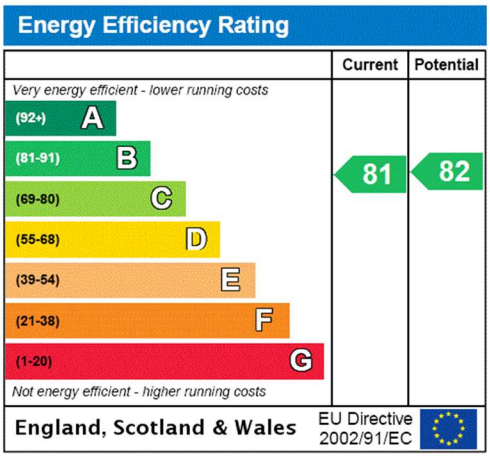
The property is situated in a sought after location, close distance to Staines upon Thames town centre and Staines railway station, with easy access to the River Thames and its walks. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines upon Thames is a commuter 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 of around 30 minutes, this makes the area popular for potential buyers. Staines upon Thames has a pedestrianised High Street, with an extended range of shops and facilities.

SECOND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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