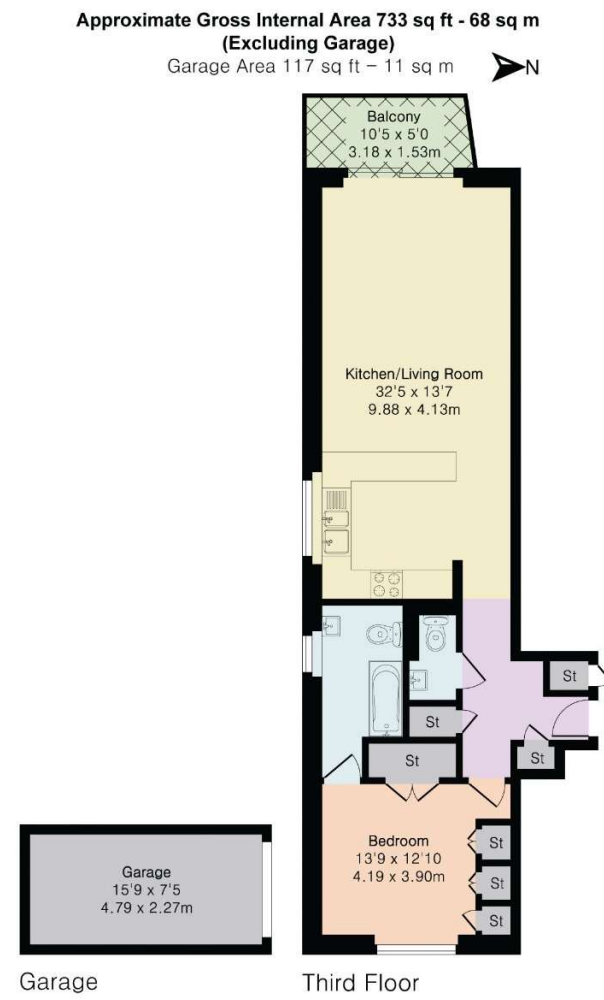




PINKPLAN

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C 78 C

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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12 Wythegate, Riverside Road, Staines-upon-Thames, Surrey, TW18 2LE

Offers in excess of £300,000



1



1



1



Yes



Communal



Apartment



1 mile

A larger-than-average one-bedroom, third-floor apartment enjoying outstanding views over the River Thames, conveniently situated close to Staines-upon-Thames town centre.

The accommodation comprises a spacious open-plan living room/kitchen, with the kitchen featuring an integrated oven, gas hob and space for freestanding appliances. There is a generous double bedroom with fitted wardrobes and an en-suite bathroom, together with a separate WC accessed from the hallway. The apartment also benefits from ample storage throughout.

A particular highlight of the property is the breath-taking riverside outlook, enjoyed from both the living area and the private balcony, which directly overlooks the river. Residents also benefit from beautifully maintained communal gardens.

Further features include a garage in an adjacent block and additional residents' parking. The property is offered with immediate vacant possession.

The property would let for £1400 per calendar month, giving a gross return of 5.2%.

With its generous proportions, superb river views and attractive rental return, this apartment represents an excellent opportunity for both owner-occupiers and investors alike.

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Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP

Tel: 01784 441818

- Riverside Apartment
- One Bedroom
- Open plan living
- Modern Fitted Kitchen
- Spacious Bedroom
- Fitted Wardrobes
- Communal Riverside Gardens
- Residents Parking & Garage
- No Onward Chain
- Vacant Possession
- Leasehold – 145 years
- Service Charge & Ground Rent £170 pcm
- Spelthorne Borough Council
- Tax Band D £2,526 per annum

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.

