



ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

Thames Edge Court, Clarence Street, Staines-upon-Thames, Surrey, TW18 4BU

Guide Price £255,000



Set within a sought-after riverside development on the banks of the River Thames is this beautifully presented, top-floor executive one-bedroom apartment, benefiting from a concierge service, lift access and secure underground parking for one car.

Ideally positioned within easy reach of the town centre, mainline station and local amenities, the property is perfectly suited to commuters requiring convenient links to London Waterloo while still enjoying the tranquillity of riverside living.

The accommodation includes a larger-than-average double bedroom with built-in wardrobes and French doors opening onto a private balcony. The spacious open-plan living area provides access to a further balcony and incorporates a modern fitted kitchen complete with integrated dishwasher and washer/dryer.

Further benefits include a modern bathroom, concierge service, lift access to the top floor, secure underground parking for one car and a communal outdoor area overlooking the River Thames.

With an anticipated rental value of approximately £1,400 per calendar month, the property also represents an attractive investment opportunity, offering a potential gross rental yield of 6.6%. Please note: The service charge includes water rates and the individual property's water usage. The ground rent is due to increase to £400 per annum from 1st January 2027 and will thereafter double every 25 years.

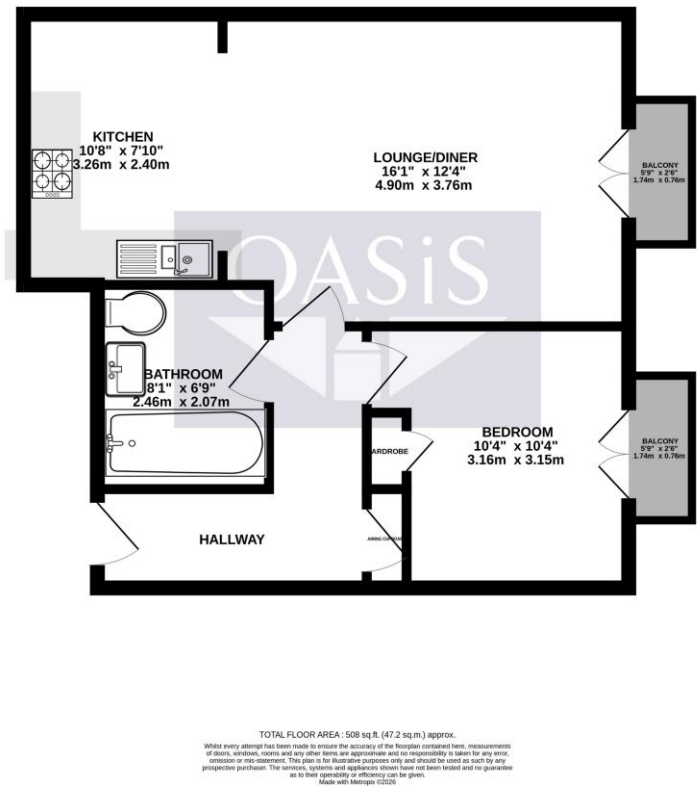
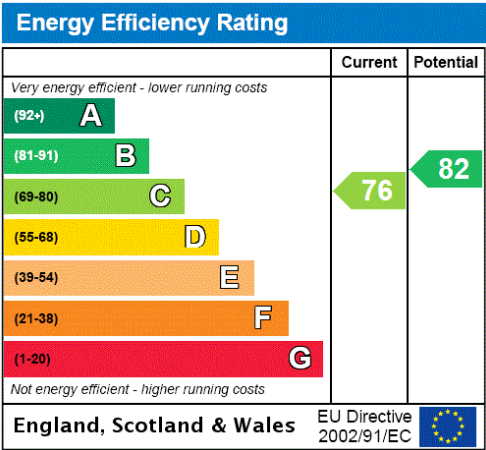
Early viewings are highly recommended to fully appreciate the location, accommodation and riverside setting this impressive apartment has to offer.

Property Profile

- Leasehold – 102 years remaining
- Riverside Development
- Communal Thameside Courtyard
- One-Bedroom Apartment
- Two Balconies
- Open Plan Living
- Modern Bathroom
- Close to Local Amenities
- Secure Underground Parking
- Service Charge £2,166.26 per annum
- Ground Rent £200 per annum
- Spelthorne Borough Council
- Tax Band D - £2,525 per annum
- Potential Rent £1400 PCM
- Potential Gross Yield 6.6%

The property is situated in a much sought after location, close to the town centre and railway station. 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.

THIRD FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Viewing by appointment via our Staines Office:
Mallard Court
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TW18 4SP

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Email: sales@oasisstateagents.com

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.