OASiS
ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

Flat 13, Thames Edge Court, Clarence Street, Staines upon Thames, Surrey, TW18 4BU

Offers in excess of £300,000

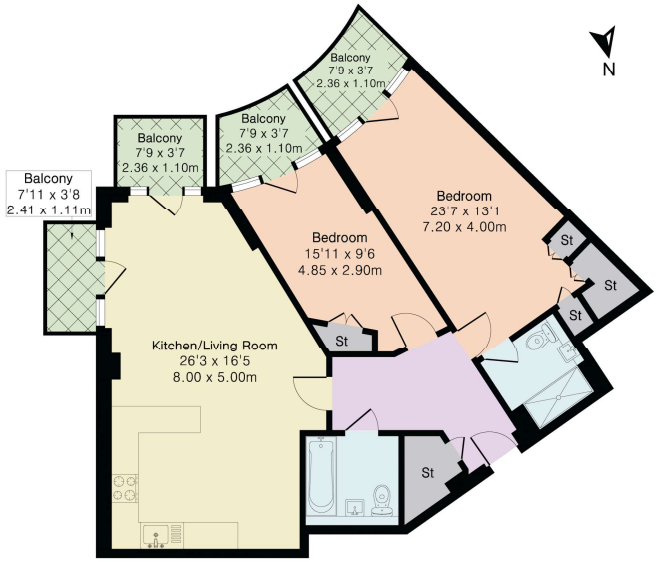
Offered to the market with the benefit of no onward chain. Thames Edge is a contemporary riverside development, situated in Staines upon Thames town centre, offering fantastic, elevated views across the river Thames and the surrounding areas. The development offers courtyard communal gardens, concierge, lift service, phone entry system and underground allocated parking. This luxury apartment is finished to a high standard throughout. The accommodation offers an entrance hall, two good sized bedrooms one of which benefits from an en-suite shower room, a riverside reception room with dining area boasting enviable views across the river Thames, a modern fitted kitchen and a family bathroom. All principal rooms have access to riverside balconies. Viewings are highly recommended to appreciate the location and finish of this stunning apartment.

Property Profile

- Leasehold - 102 years remaining
- Luxury Apartment
- Two Bedrooms
- Riverside Reception/Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- En-Suite Shower Room
- Riverside Balconies
- Communal Courtyard
- Allocated Secure Parking
- Concierge
- Lift Service
- Phone Entry System
- Service Charge £3,950 pa
- Ground Rent £250 pa
- Spelthorne Borough Council
- Council Tax Band F
- Potential rental income £1,800 pcm
- Potential yield 7.2% pcm

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 good rail links to London (Waterloo 30 minutes) and immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away. With a vibrant pedestrianized High Street, boasting an extended range of shops and facilities, Staines upon Thames is popular with both buyers and renters alike.

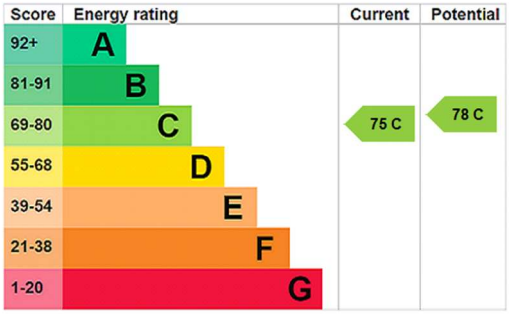
Approximate Gross Internal Area 935 sq ft - 87 sq m



First Floor

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.



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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