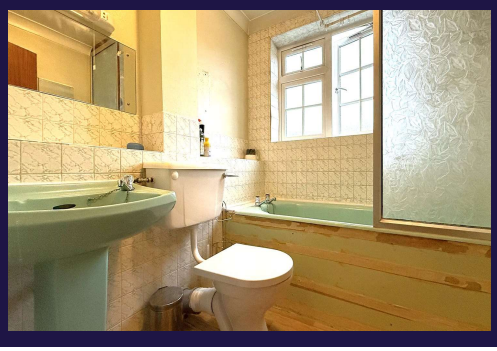
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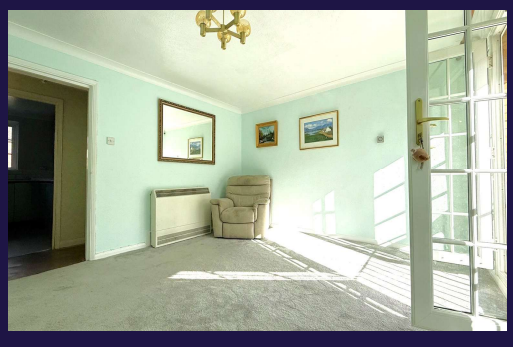
Tel: 01784 441818
www.oasisestateagents.com
sales@oasisestateagents.com
4 Clarence Street, Staines Upon Thames, TW18 4SP

39 Waters Drive, Staines-upon-Thames, Surrey, TW18 4RT

Offers in excess of £250,000





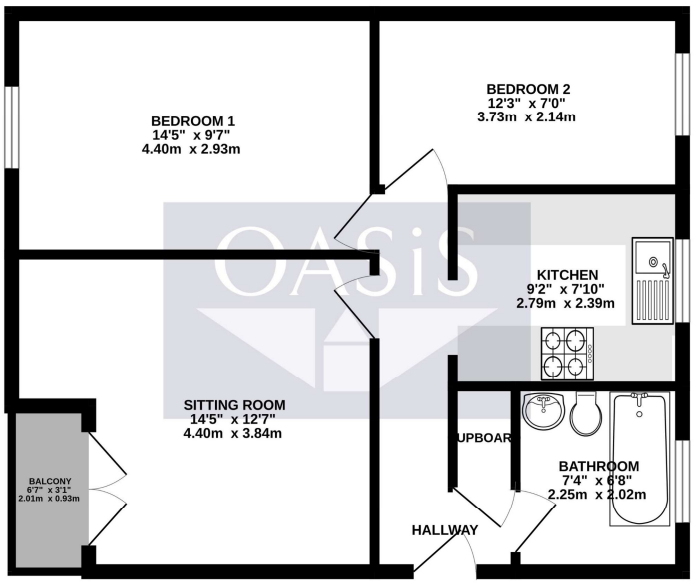
Oasis Estate Agents are delighted to present this first-floor, two-bedroom apartment to the market as the seller's sole agents. Ideally situated within close proximity to Staines railway station and Staines High Street, the property offers convenient access to local amenities and transport links. The accommodation comprises two well-proportioned bedrooms, a family bathroom, a newly fitted kitchen, and a spacious lounge/diner with French doors leading onto a private balcony. Further benefits include double glazing, residents' permit parking, and a garage located in a nearby block.

Property Profile

- Two bedroom apartment
- Leasehold with 145 years remaining
- First floor
- Garage in block
- Close to station and Town centre
- Newly fitted kitchen
- Balcony
- Double glazing
- Permit parking
- Spelthorne Borough Council
- Tax band C £2,144 pa
- Service charge £1,650 pa
- Ground rent £100 pa
- Potential rental income £1,500 pcm
- Potential yield 7.2%

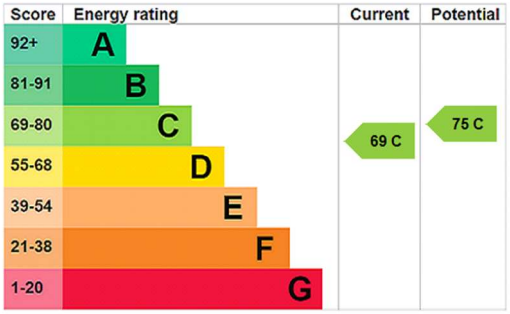
The property is situated in a sought after location, close distance to Staines upon Thames town centre and mainline station. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines upon Thames is a commuter haven with immediate access onto the motorway network 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.

FIRST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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