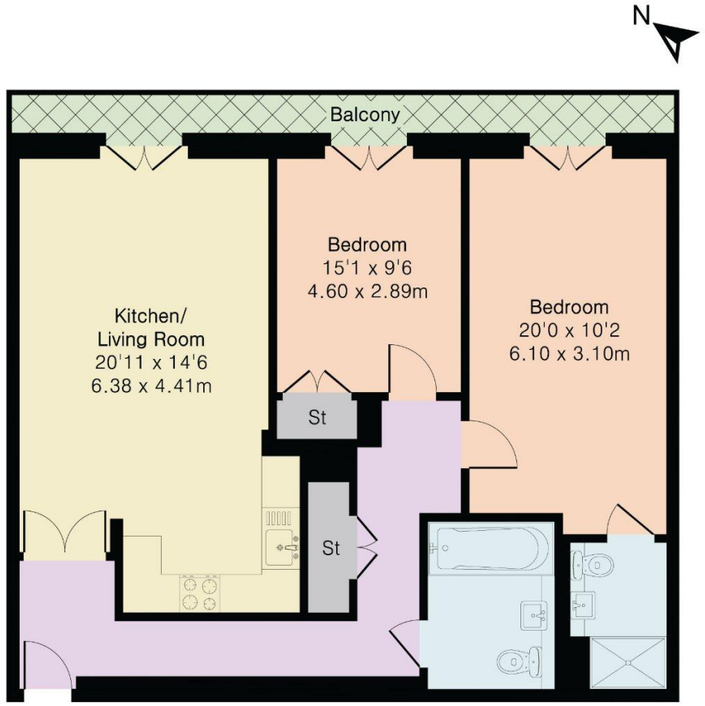
Approximate Gross Internal Area 934 sq ft - 87 sq m

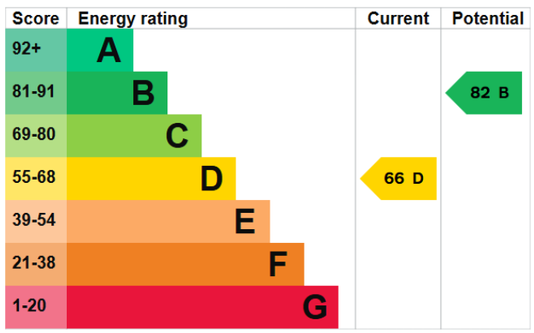


Second Floor

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.

OASiS



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.

OASiS

www.oasisestateagents.com sales@oasisestateagents.com



Flat 51, Thames Edge Court, Clarence Street, Staines-upon-Thames,

Guide Price £300,000

2	1	2	Yes	Communal	Apartment	0.7 miles

OASiS Estate Agents are delighted to present this spacious two-bedroom, two-bathroom apartment as the seller's sole agent. The apartment enjoys views over the River Colne and beyond towards the River Thames.
The generous open-plan living and dining area opens onto a balcony, with the kitchen forming part of the same space. A spacious entrance hall leads to two double bedrooms, one with an en-suite shower room, and a separate bathroom. The apartment comes with one allocated space in the secure underground car park, along with lift access and a concierge service. Residents can also enjoy a riverside terrace overlooking the Thames. Two additional parking spaces are available to purchase by separate negotiation. The service charge is £312 per month and the ground rent is £250 per year. With an estimated rental income of £1,850 per calendar month, the apartment offers an indicative gross rental yield of 7.4%.

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Two-Bedroom Apartment
- Balcony Overlooking River Colne
- Tax Band E £3,088 PA
- Two Bathrooms
- Concierge
- Leasehold - 102 years remaining
- Open Plan Living
- Lift & Intercom System
- Ground Rent £250 PA
- Grey Gloss Kitchen
- Spelthorne Borough Council
- Service Charge £315 PCM









www.oasisestateagents.com

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









sales@oasisestateagents.com