

# Staines Road West, Sunbury on Thames, TW16

Monthly Rental Of £1,650 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to present to the market this spacious two double bedroom upper floor flat located in the heart of Sunbury. The property comprises; entrance hallway leading on to the bright and spacious reception room which is in turn open plan to the modern kitchen with appliances. There are two large double bedrooms, one benefitting from built in wardrobes and a modern family bathroom with shower over bath. The flat is neutrally decorated throughout and benefits from parking in the nearby secure car park as well as triple glazing throughout and stunning views towards London.

**Two double bedrooms**

**Large reception room**

**Modern finish throughout**

**Double glazing**

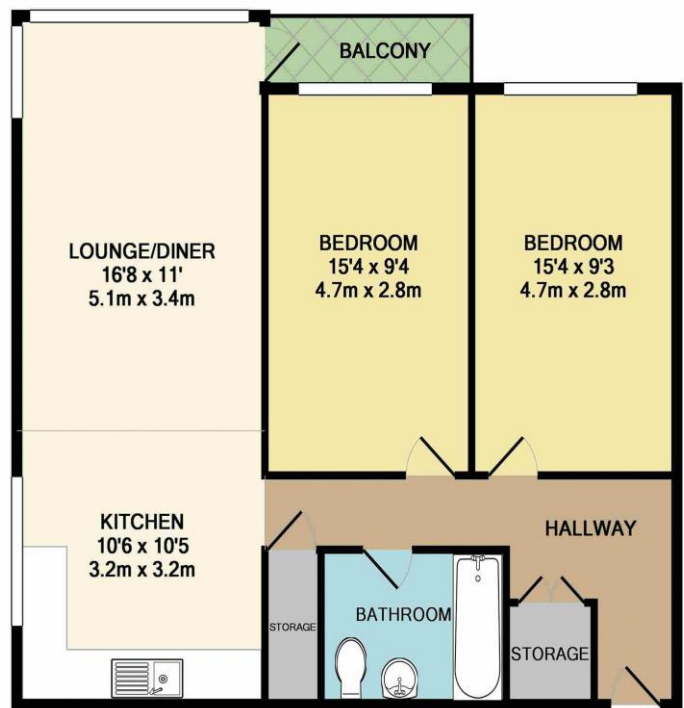
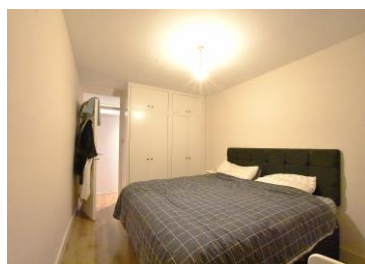
**Gas central heating**

**Secure off street parking**

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TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

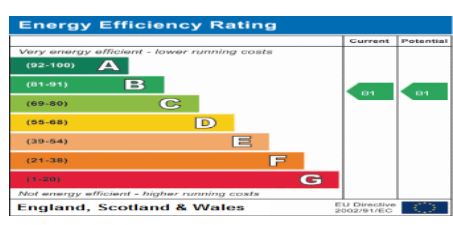
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure: Leasehold

Council Tax: B

Local Authority: Spelthorne Borough Council

EPC Rating: B



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.