

7

Joviel House
Garrick Close
Staines-Upon-Thames
TW18 2PJ

RWHITLEY
Est. 1938 & CO

Guide Price £308,500



- Generous Two Double Bedroom Flat
- Share of Freehold
- Lounge/Diner
- Separate Kitchen
- Bathroom
- Separate WC
- Gas Central Heating
- Double Glazing
- Garage
- No Onward Chain

DESCRIPTION

SHARE OF FREEHOLD. This conveniently located and spacious two double bedroom second floor flat is offered to market with no onward chain complications. The well planned accommodation comprises an entrance hallway providing access to the spacious dual aspect 17'5 x 13' lounge/diner with its two Juliette balconies, separate kitchen fitted with a comprehensive range of wall and floor units, main double bedroom, further generously sized second bedroom, bathroom and separate WC.

HEATING

A gas fired combination boiler serves the radiator system and provides the domestic

hot water.

WINDOWS

UPVC double glazed sealed unit windows.

OUTSIDE

Well cared for communal grounds.
Garage with up and over door.

LOCATION

Situated within walking distance of the River Thames and approximately 1.3 miles of Staines town centre. Staines is a prosperous riverside market town, with direct rail links to London Waterloo and Reading and immediate access to the motorway network via the M25 leading to M3 and M4.

LEASE

We understand that the property is held on a lease term of 999 years from 29/09/1969 (944 years remaining). The property also benefits from a share of the freehold.*

GROUND RENT

We understand that there is no ground rent payable.*

SERVICE CHARGE

We understand the annual service charge payable is currently £130 per month (£1,560 per annum).*

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

COUNCIL TAX

We understand that the current council tax band is C.


SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co

Energy Efficiency Rating

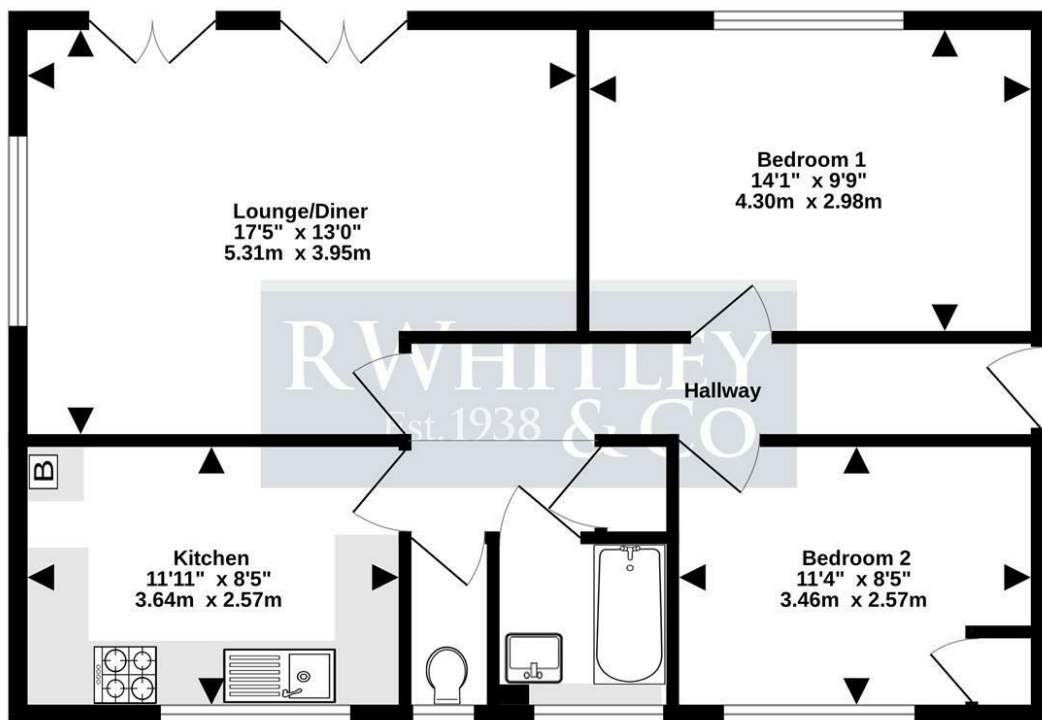
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







SECOND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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.
Made with Metroplan 5/2024

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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

