



West Plaza Town Lane, Stanwell Staines-Upon-Thames TW19 7FH

welcome to

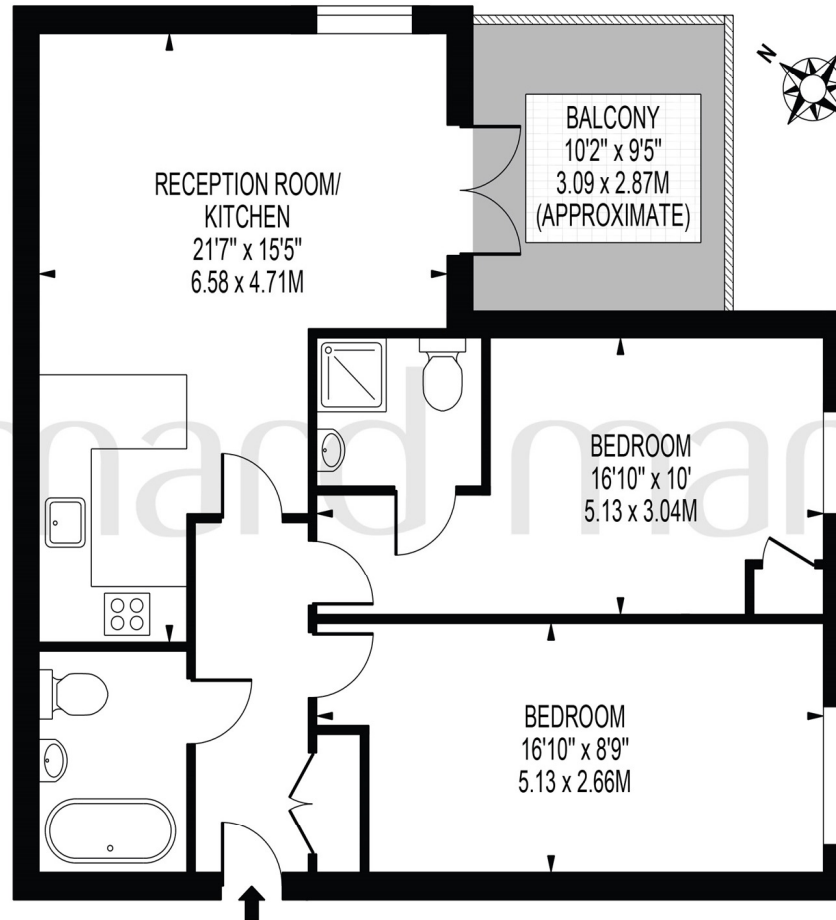
West Plaza Town Lane, Stanwell Staines-Upon-Thames

This beautifully presented two double bedroom apartment in the sought-after West Plaza development has been newly refurbished to a high standard and is offered to the market with a brand-new lease.



WEST PLAZA

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This beautifully presented two double bedroom apartment in the sought-after West Plaza development has been newly refurbished to a high standard and is offered to the market with a brand-new lease.

Boasting a generous open-plan reception and modern fitted kitchen, the property offers a bright and spacious living area perfect for entertaining or relaxing. The master bedroom benefits from a sleek en-suite bathroom and access to a private terrace, while the second double bedroom is well-proportioned and served by a stylish family bathroom.

One of the standout features of this apartment is the large private balcony, providing excellent outdoor space.

Further benefits include double glazing and a secure entry system.

West Plaza is conveniently located next to Ashford Hospital and a large Tesco superstore, offering everyday essentials right on your doorstep. The development is also within easy reach of local shops and amenities.

This is an ideal home for first-time buyers, investors, or those looking for modern living in a well-connected location.

welcome to

West Plaza Town Lane, Stanwell Staines- Upon-Thames

- TWO DOUBLE BEDROOM APARTMENT
- LARGE PRIVATE BALCONY TERRACE
- BRAND NEW LEASE
- RECENTLY REFURBISHED
- MODERN
- CLOSE TO LOCAL AMENITIES
- UPPER FLOOR APARTMENT
- CLOSE TO ASHFORD HOSPITAL

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3367.14

Ground Rent: 373.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



view this property online barnardmarcus.co.uk/Property/FEL112965



Property Ref:
FEL112965 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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