



LAKESIDE CLOSE TW18
£1,587 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Lakeside Close TW18

£1,587 Per Month
Furnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Stunning lakeside location, - Prime location in Staines-upon-Thames, - Lakeside calm with city convenience, - Parking available at an additional cost, - Bright, spacious open-plan layout with plenty of natural light, - Pets considered, - Prices starting from £1,587 per month

Council Tax

Council tax band not specified

Hamptons
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Windsor, SL4 1LS
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www.hamptons.co.uk

{ MODERN 2-BED APARTMENTS NEAR STAINES WITH PRIVATE LAKE ACCESS

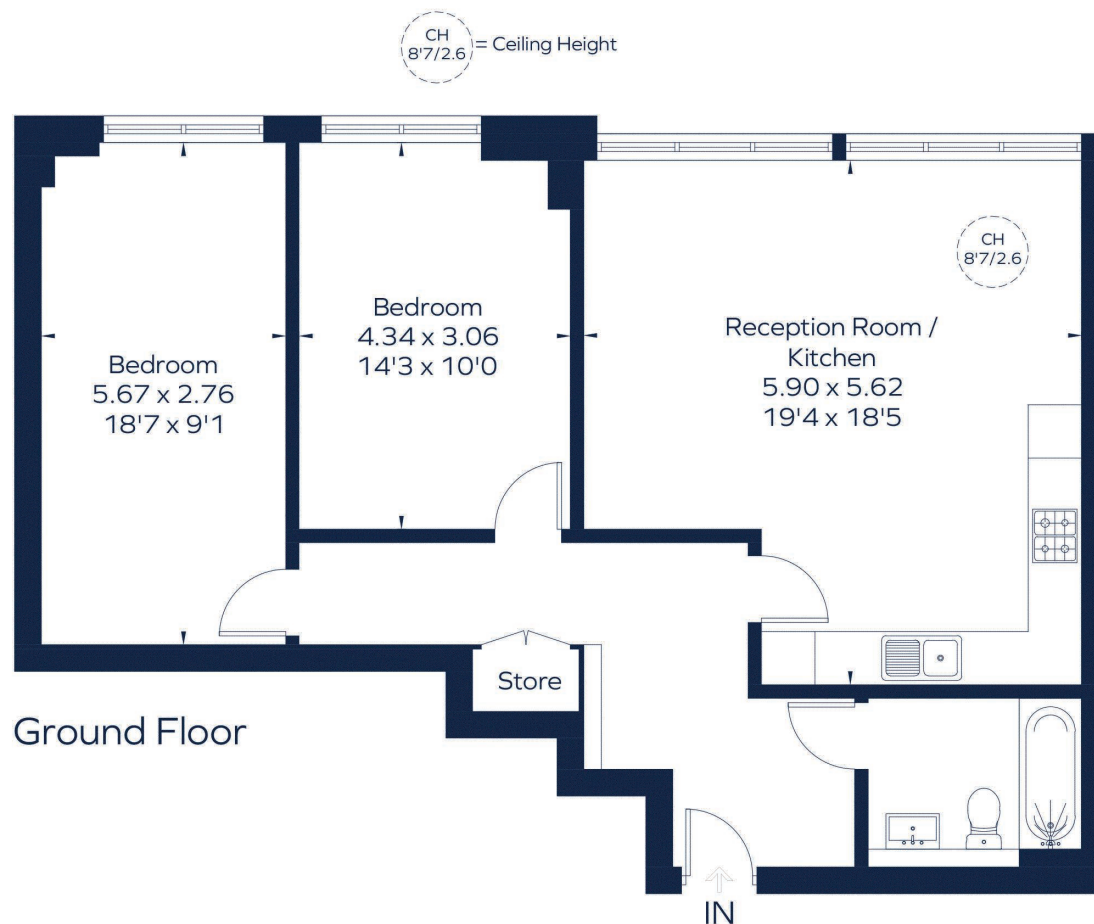
The Property

2 Weeks Rent Free, included in the price per month Welcome to a brand-new development offering beautifully designed 2-bedroom apartments in a peaceful location near Staines. These modern homes combine high-quality finishes with thoughtful layouts, featuring open-plan living areas, spacious bedrooms, and ample natural light throughout. Each flat offers residents private access to a stunning lake with a full walking path perfect for morning strolls, quiet evenings, or simply enjoying the calming views year-round. Located just minutes from Staines town centre, you'll have easy access to a wide range of local amenities. The area boasts a variety of shops, supermarkets, cafés, and restaurants, as well as gyms, leisure centres, and riverside walks. Families will appreciate the excellent local schools nearby, and there are plenty of green spaces for outdoor enjoyment. Transport links are strong, with Staines railway station offering direct services to London Waterloo in under an hour. The M25 and M3 are also close by, making commuting or travelling further afield straightforward. Please note: Photographs shown are of the show flat and may not represent the specific apartment available.



THE CAUSEWAY

Approximate Gross Internal Area = 849 sq. ft. (78.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1236423

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
100-100	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E	60	60
9-24	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

