



{ 1 LAKESIDE CLOSE THE CAUSEWAY TW18
£1,400 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

1 Lakeside Close The Causeway
TW18

£1,400 Per Month
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Stunning lakeside location, - Prime location in Staines-upon-Thames, - Lakeside calm with city convenience, - Parking available by negotiation, - Bright, spacious open-plan layout with plenty of natural light, - Pets considered, - Prices starting from £1,400 per month

Council Tax

Council tax band not specified

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{ WHERE CONTEMPORARY COMFORT MEETS TRANQUIL WATERS

The Property

2 Week Rent Free Incentive available for all moves in A brand-new development of 1 and 2 bedroom apartments, located in a delightful Lakeside setting. Inside, you'll find a bright and spacious open-plan living area, thoughtfully designed with large windows to maximize natural light. Stylish kitchen and bathroom feature high-quality finishes, while the generously sized bedroom provides the perfect retreat at the end of the day. Living here means enjoying the best of both worlds. Staines-upon-Thames and Egham offers excellent transport links into London (just minutes by train to Waterloo), easy access to the M25, M3, and Heathrow Airport, plus a wide choice of local shops, restaurants, cafés, and riverside walks. Perfect for professionals, couples, or anyone seeking a balance between urban convenience, this apartment is your chance to experience a lifestyle that truly has it all. *The photos and floor are a representation of the show apartments within the developments*



LAKESIDE CLOSE

Approximate Gross Internal Area

Ground Floor = 519 sq. ft. (48.2 sq. m.)



CH
9'7/2.92 = Ceiling Height



Ground Floor

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 1252447

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		
Very energy efficient - lower running costs	Current	Potential
100-100% A		
91-100% B		
81-90% C		
71-80% D	65	65
61-70% E		
51-60% F		
41-50% G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

