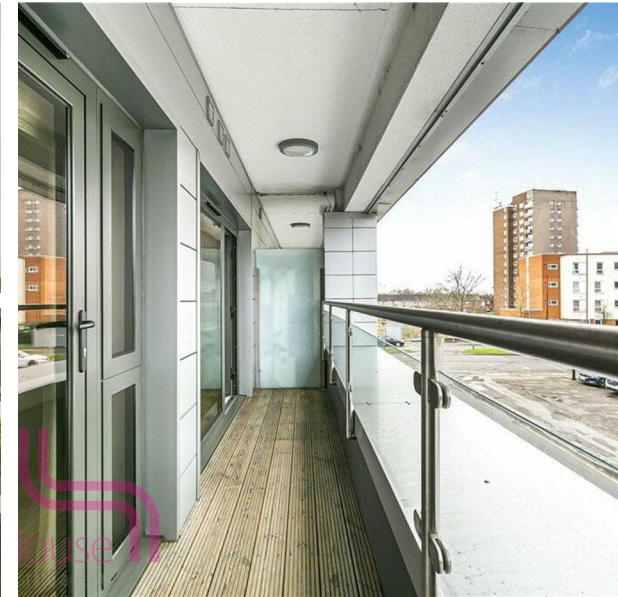


Staines Road West, Sunbury-On-Thames, TW16 7FG

Asking Price £250,000

Council Tax Band: C



A Modern One Bedroom First floor flat for Sale. Situated close to local amenities and transport links.

The apartment comprises of an entrance hall with storage, a modern three piece family bathroom, a generously sized double Bedroom, spacious Lounge & a modern Kitchen with integrated appliances. Additional benefits include a full width balcony accessible via the Bedroom and Lounge, Double Glazing & telephone entry system.

The apartment is Located close to an array of local amenities including cafes, supermarkets, restaurants, Schools and Shops, within Walking Distance to Sunbury Mainline Train Station which offers a direct service to London Waterloo and easy access to the M3 and M25.

Lease Length - approx 242 years remaining.

Service charge - approx £678 PA

Ground Rent - £350

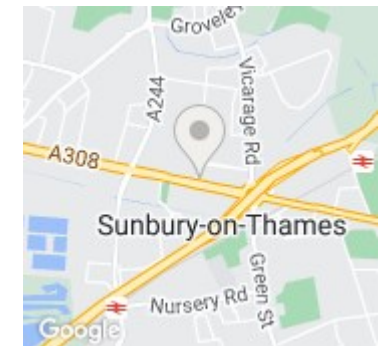
EPC Rating: D

Council Tax Band: C



Open House London

Approximate Gross Internal Area 518 sq ft – 48 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

