



22 Penton Road, Staines Upon Thames, Surrey, TW18 2JY

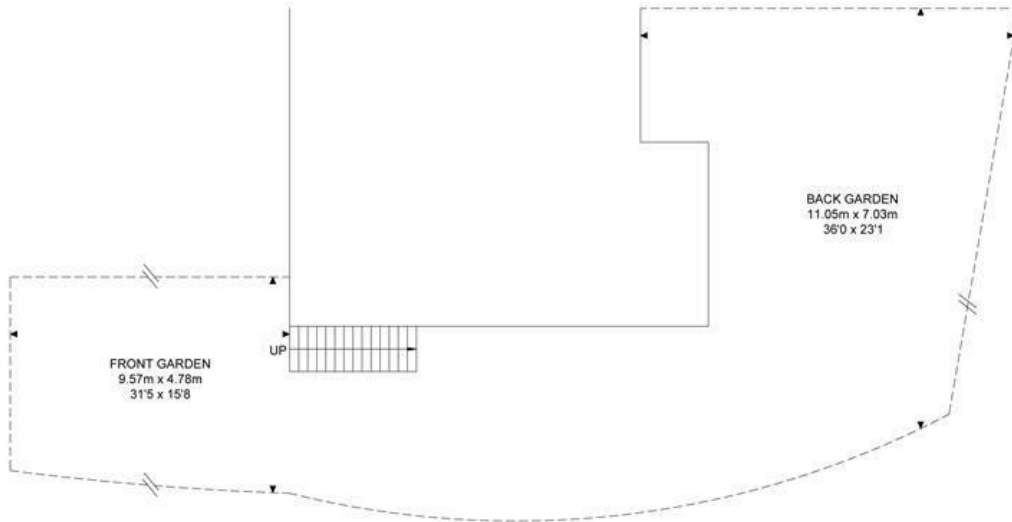
WE ARE PLEASED TO OFFER TO LET THIS COMPLETELY REFURBISHED TWO BEDROOM FIRST FLOOR UNFURNISHED MAISONETTE located in a popular location of Penton Road close to The River Thames and ideal for access to Staines Town Centre and mainline train station. This two bedroom first floor maisonette is presented in excellent condition, including an entrance hallway leading to a spacious open plan reception room and a modern fitted kitchen, two double bedrooms, a modern fully tiled bathroom with shower over bath and a private rear garden.

Minimum Length of Tenancy: 12 Months
Council Tax: Spelthorne Borough Council
Council Tax Band: D

- SPACIOUS OPEN PLAN LIVING ROOM/KITCHEN
- TWO DOUBLE BEDROOMS
- BRAND NEW MODERN FITTED KITCHEN
- FULLY TILED BATHROOM
- REAR GARDEN
- FIRST FLOOR
- GAS CENTRAL HEATING

£1,700 PCM*

Penton Road



Ground Floor



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 687.81 SQ FT / 63.90 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 1794.34 SQ FT / 166.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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