



**Kingfisher Drive, Staines, TW18 4RR**

**£325,000 Leasehold**



A superbly presented three bedroom ground floor flat, situated in the centrally located Moormede development. This spacious property also offers large lounge with private balcony, modern kitchen and bathroom, full double glazing, electric heating and garage in block. Externally, there are neatly kept communal gardens in addition to visitors parking. Access to mainline station, High Street and Staines Common is close at hand.

**Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

**Kingfisher Drive, Staines upon Thames, Middlesex, TW18 4RR**

Communal front door into communal hall. Front door into:

**ENTRANCE HALLWAY:** 5.80m x 0.90m (19' x 3') Storage cupboard, airing cupboard with hot water cylinder and space for washing machine. Doors into all rooms.

**LOUNGE:** 4.72m x 3.75m (15'6 x 12'4) Wall mounted electric heater, coved ceiling, built in storage cupboard. Double glazed French doors onto:

**BALCONY:** Cast iron railing, view over communal garden.

**KITCHEN:** 2.84m x 2.54m (9'4 x 8'4) Range of gloss cream base and eye level units, wood effect laminate worktops, part tiled walls, oak effect flooring, space for dishwasher, built in electric double oven and microwave, integrated fridge freezer, soft close doors and drawers. Built in four ring halogen hob, stainless steel extractor hood, one and half bowl single drainer sink with chrome mixer tap. Double glazed window to front.

**BATHROOM:** 2.23m x 2.08m (7'4 x 6'10) White suite comprising low level W.C with concealed flush, pedestal wash hand basin, P shaped bath with chrome mixer shower over, fitted glass shower screen, part tiled walls and floor, electric heated towel rail. Frosted double glazed window to front.

**BEDROOM ONE:** 4.41m x 3.00m (14'6 x 9'10) Full width to wall mirrored wardrobes. Double glazed window to rear.

**BEDROOM TWO:** 4.41m x 2.13m (14'6 x 7') Coved ceiling, oak effect floor. Double glazed window to rear.

**BEDROOM THREE:** 3.91m x 2.59m (12'10 x 8'6) Coved ceiling. Double glazed window to rear.

**OUTSIDE**

**COMMUNAL GARDEN:** Neatly kept, to front and rear of block.

**GARAGE:** Single garage in nearby block.

**LEASE:** 150 years unexpired

**SERVICE CHARGE AND  
GROUND RENT:** £850.00 P.A

**BUILDINGS  
INSURANCE:** Within service charge

**COUNCIL TAX BAND:** D- Spelthorne Borough Council

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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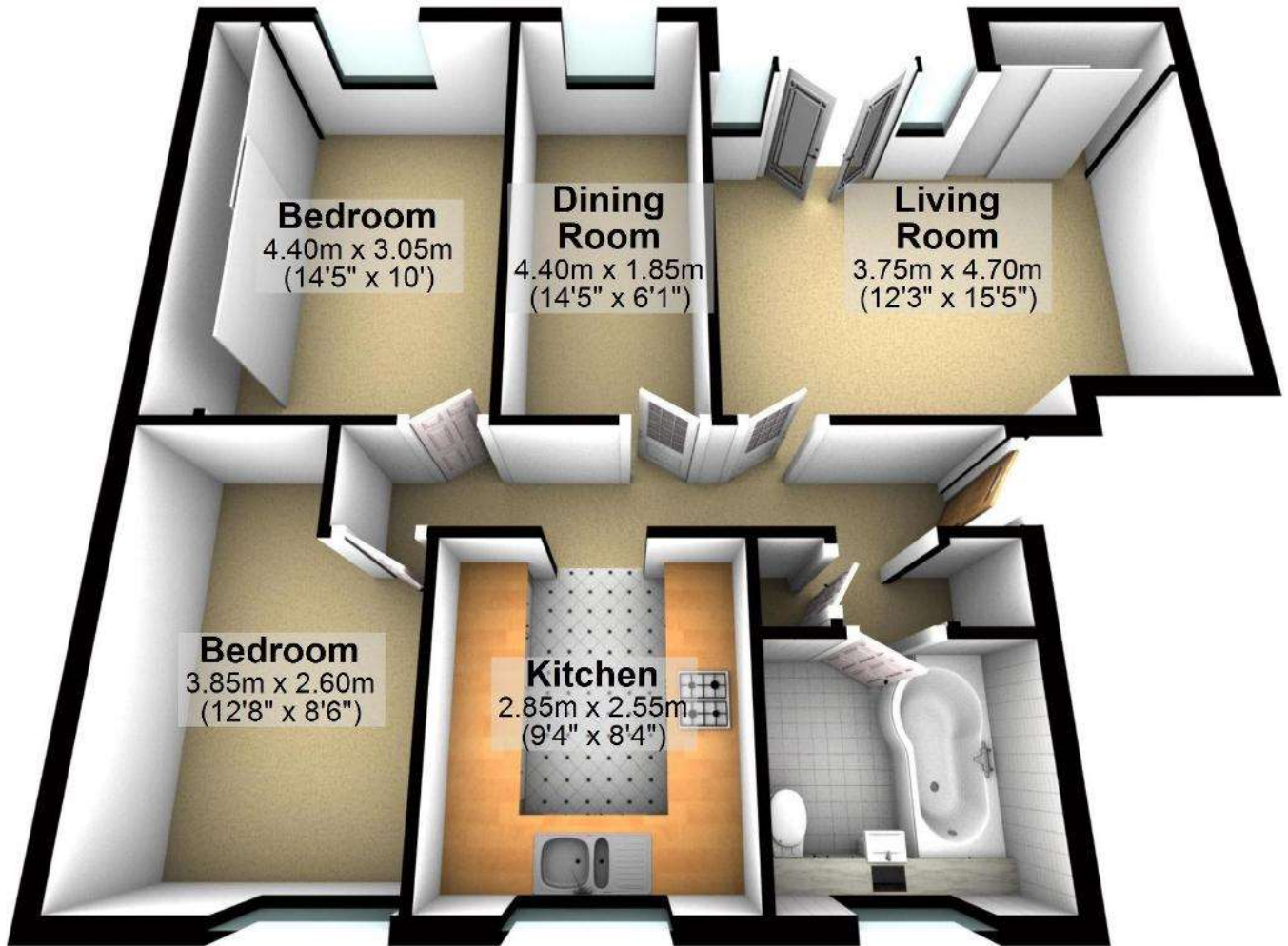


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FLOORPLAN

**Ground Floor**

Approx. 70.5 sq. metres (758.5 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## Kingfisher Drive, Staines upon Thames, Middlesex, TW18 4RR

### EPC

Energy performance certificate (EPC)		
13 Kingfisher Drive STAINES-UPON-THAMES TW18 4RR	Energy rating <b>D</b>	Valid until: 10 October 2033 Certificate number: 9300-2169-1300-2097-8131
Property type	Ground-floor flat	
Total floor area	73 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60