



Riverside Road, Staines, Middlesex, TW18 2LP

£365,000 L/H



An absolutely fantastic top floor riverside apartment offering stunning balcony views over the River Thames and St.Anns Hill beyond. This superb apartment offers gloss white kitchen, modern bathroom and separate cloakroom, open plan lounge/ diner, two double bedrooms (master with built in wardrobes), gas central heating, double glazing, garage in block and 944 year lease. There are scenic towpath walks to Laleham Village or Staines town centre, Staines mainline station (Waterloo 37 minutes) is a ten minute walk away.

Nutbourne Court, Riverside Road, Staines, Middlesex, TW18 2LQ

Communal front door into communal hall. Stairs to top floor landing with own front door into:-

ENTRANCE HALL: Radiator, built in double storage cupboard, coved cornice ceiling, dado rail. Doors into all rooms.

LOUNGE/DINER: Two radiators, space for dining table, coved cornice ceiling, dado rail. Double glazed sliding patio door with River Thames views leading directly onto:-

BALCONY: With tiled base and railing surround, offering panoramic views over the River Thames and St. Anns Hill beyond.

KITCHEN: Range gloss white base and eye level units, glazed display cabinet, black granite effect laminate work tops, cupboard housing gas combination boiler, overhead lighting plinth, ceramic tiled floor. Space for washing machine, space for fridge and freezer, part tiled walls, double storage cupboard. Built in electric oven and four ring stainless steel gas hob, fitted stainless steel extractor filter, stainless steel single bowl single drainer sink unit with chrome mixer tap, glass hatch over dining area. Double glazed window.

CLOAKROOM: Low level WC, wash basin, part tiled walls, ceramic tiled floor. Frosted double glazed front window.

BATHROOM: Luxury white suite comprising pedestal wash hand basin, panelled bath with chrome mixer tap and manual shower attachment, ceramic tiled flooring, fully tiled walls. Separate tiled and enclosed cubicle housing electric mixer shower with glass door. Frosted double glazed window.

BEDROOM ONE: Radiator, coved cornice ceiling, built in two door sliding mirror fronted wardrobe unit. Double glazed window overlooking communal riverside garden and the River Thames.

BEDROOM TWO: Radiator, built in single wardrobe. Double glazed window overlooking communal garden and the River Thames.

GARAGE: Single garage numbered as per flat.

SERVICE CHARGE PA: £293 pcm (inclusive of buildings insurance and ground rent).

LEASE: 944 years unexpired.

GARDENS: Neatly kept communal gardens to front and rear with mature trees and shrubs. To the rear there are scenic views both up and down stream offering towpath walks into Laleham Village or Staines town centre within ten minutes.

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

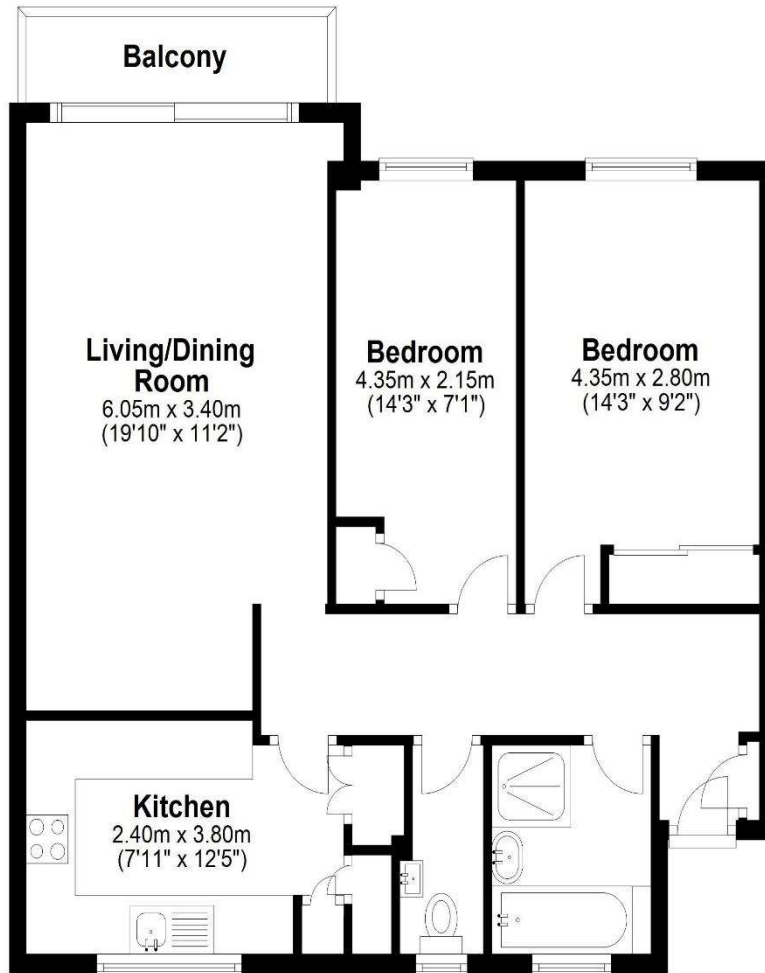


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FLOORPLAN

Third Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Total area: approx. 68.9 sq. metres (741.2 sq. feet)

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

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EPC

12 Nutbourne Court Riverside Road STAINES-UPON-THAMES TW18 2LQ		Energy rating D
Valid until 23 July 2034	Certificate number 0334-1223-7400-0834-0226	

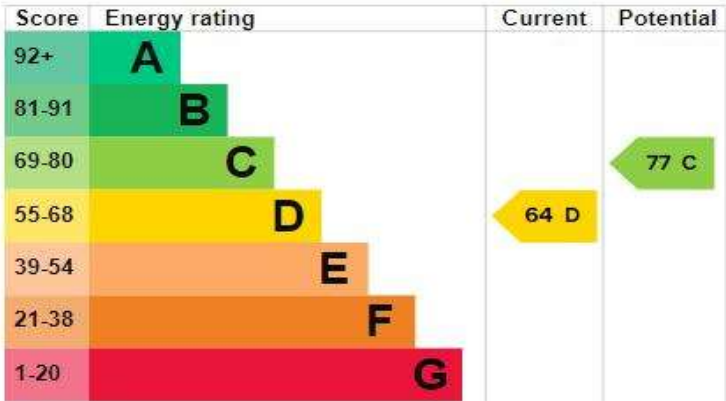
Property type	Top-floor flat
Total floor area	70 square metres

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](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).



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