

# SNELLERS

ESTATE AGENTS



**Seymour Way, TW16**

**£220,000**

An opportunity to purchase a well presented top floor purpose built apartment offering approximately 450 sq ft of accommodation. The property would suit first time buyers, investors or buyers looking for a safe and secure pied-a-terre and benefits from a long 118 year leasehold interest.



The property is entered via a well maintained communal entrance hall with entryphone system and staircase leading to the second floor communal landing.

The second floor accommodation consists of an entrance hall with a storage cupboard, a spacious reception room incorporating distinct living and dining areas with an open plan fitted kitchen, a double bedroom with a recessed fitted wardrobe and a modern bathroom.

The property benefits from uPVC double glazing throughout and is offered with no forward chain.

Outside to the rear is a communal garden which is mostly laid to lawn. To the front is a hardstanding providing allocated off street parking for residents.

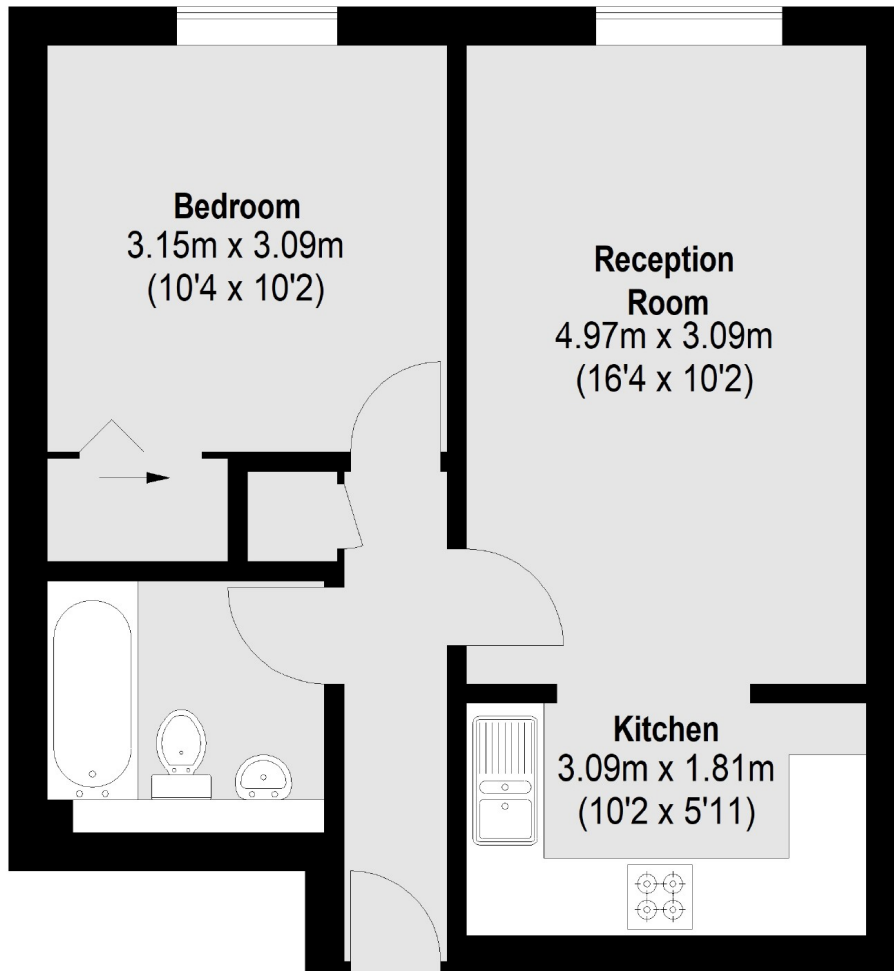
Set within a popular residential cul-de-sac, Seymour Way is ideally located for the local amenities and services at Sunbury Cross Shopping Centre including a Marks & Spencer Simply Food, a Boots Pharmacy, a Costa Coffee and a 24 hour gym. The property provides easy access onto the M3 motorway and is within 0.9 miles of Sunbury train station.

- One Double Bedroom • Spacious Reception Room • Open Plan Kitchen •
- Modern Bathroom • Second (Top) Floor • Allocated Parking Space •



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Total area (approx.): 42.13 sq. m (453 Sq. ft)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order