

# SNELLERS

ESTATE AGENTS



## Spelthorne Grove, TW16

£229,950

Built in 2015 and benefitting from a long 117 year leasehold interest is this ground floor purpose built apartment offering approximately 550 sq ft of stylish lateral accommodation. The property would suit first time buyers, professionals, investors or buyers looking for a pied-a-terre.



The property is entered via a well maintained communal entrance hall with entryphone system.

The ground floor accommodation consists of an entrance hall with two storage cupboards, a spacious reception room incorporating distinct living and dining areas with a uPVC double glazed door leading to a private patio, an open plan fitted kitchen, a double bedroom with a fitted wardrobe and a modern and contemporary styled bathroom.

To the outside is a private south facing patio with well maintained communal grounds. There is a secure allocated off street parking space and residents cycle storage.

Magnolia House, Spelthorne Grove 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 0.4 miles of Sunbury train station.

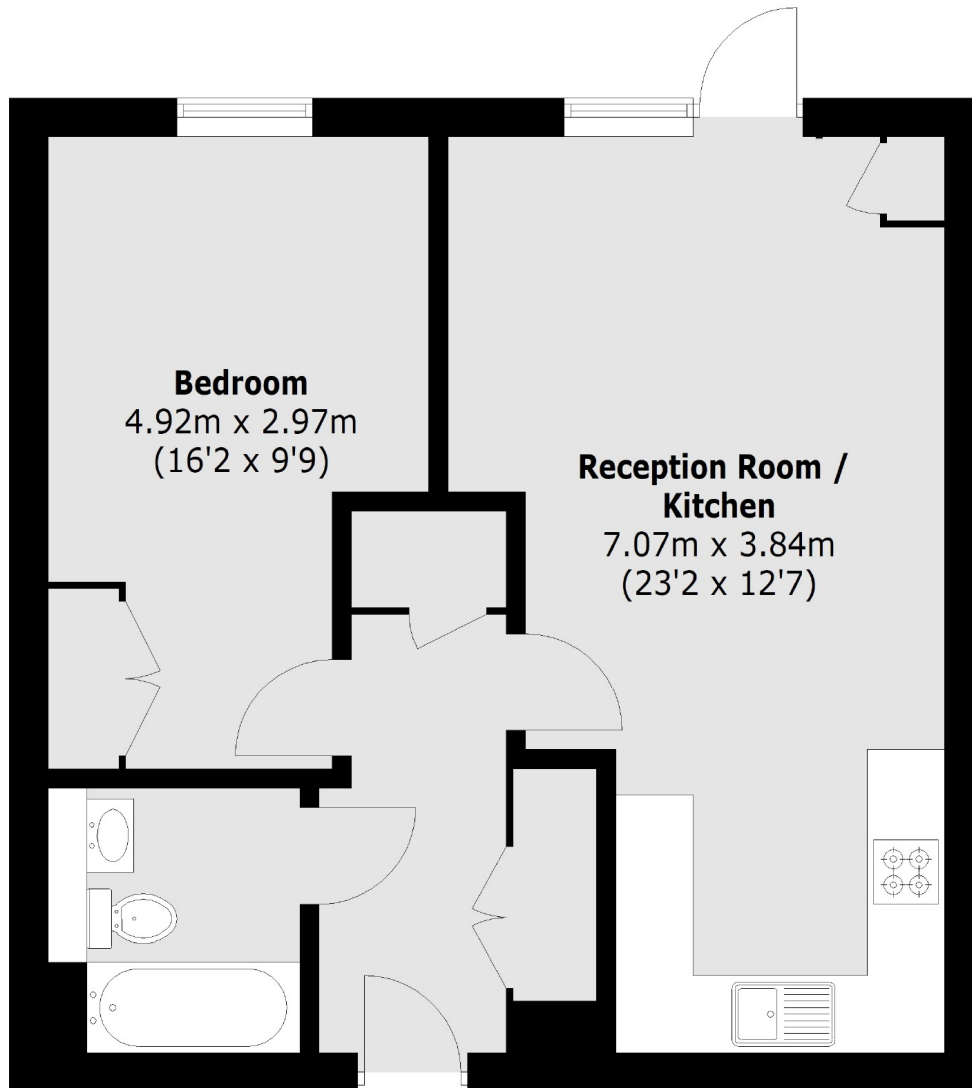
- One Double Bedroom • Spacious Reception Room • Open Plan Kitchen •
- Modern Bathroom • South Facing Patio • Allocated Parking Space •





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Total area (approx.): 49.6 sq. m (533.8 Sq. ft)

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