



## Vickers Court, Stanwell Middlesex TW19 7DG

Asking Price £139,950

EPC Current Band: D

An exceptionally spacious first floor studio flat set in a purpose built development with secure parking.

Located in Stanwell within reach of Heathrow, shopping and transport amenities of both Staines and Ashford.

This property would make an ideal first home or alternatively a sound buy to let investment.

Leasehold 187 years

Ground Rent £100pa

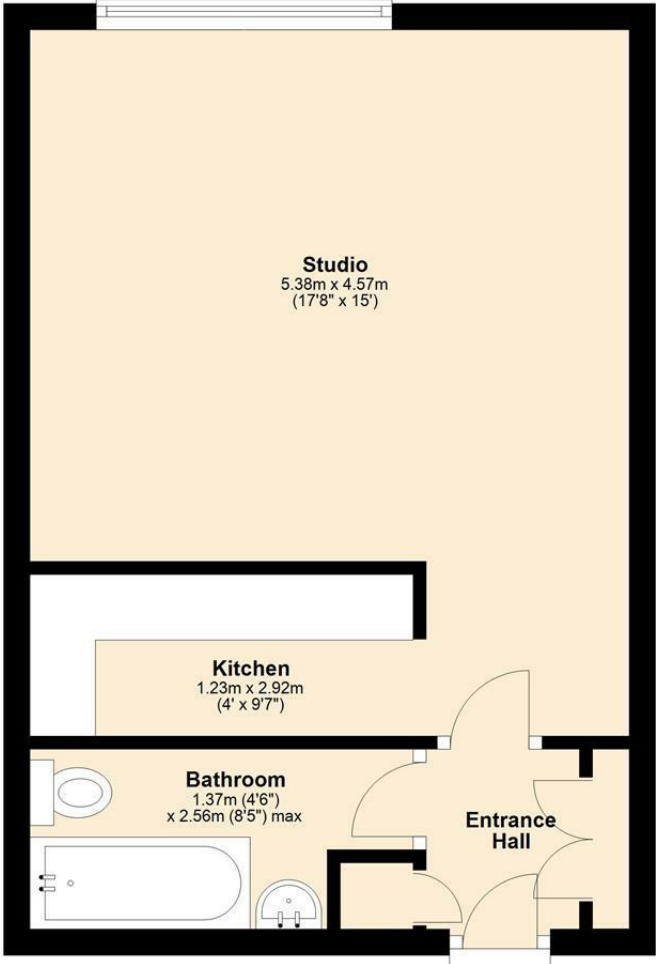
Service Charge from 1st April 2024 is £265.18 p.m. This includes heating, hot water and building Insurance.

Council Tax Band B London Borough of Spelthorne

- Spacious First Floor Studio
- Living Kitchen/Bedroom
- Bathroom Suite
- Double Glazed Windows
- Gas Central Heating
- Secure Parking
- Long Leasehold
- Viewing Recommended



# First Floor



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			
England & Wales		68	69
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		69	71
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.