

Est. 1947

# tomkinsdavis

[www.tomkinsdavis.co.uk](http://www.tomkinsdavis.co.uk)



**Staines Road, Middlesex  
TW14 0JT**

**£1,250**

**EPC Current Band: C**

**DEPOSIT ALTERNATIVE AVAILABLE**

An exceptionally well presented one bed ground floor maisonette comprising; a sizeable lounge, double bedroom, fully fitted kitchen with appliances, modern bathroom suite, conservatory and one parking space with access via a shared driveway.

Further benefits include gas central heating and double glazed windows & doors.

The property is conveniently located within a close proximity of several supermarkets and excellently positioned for those working in Heathrow Airport.

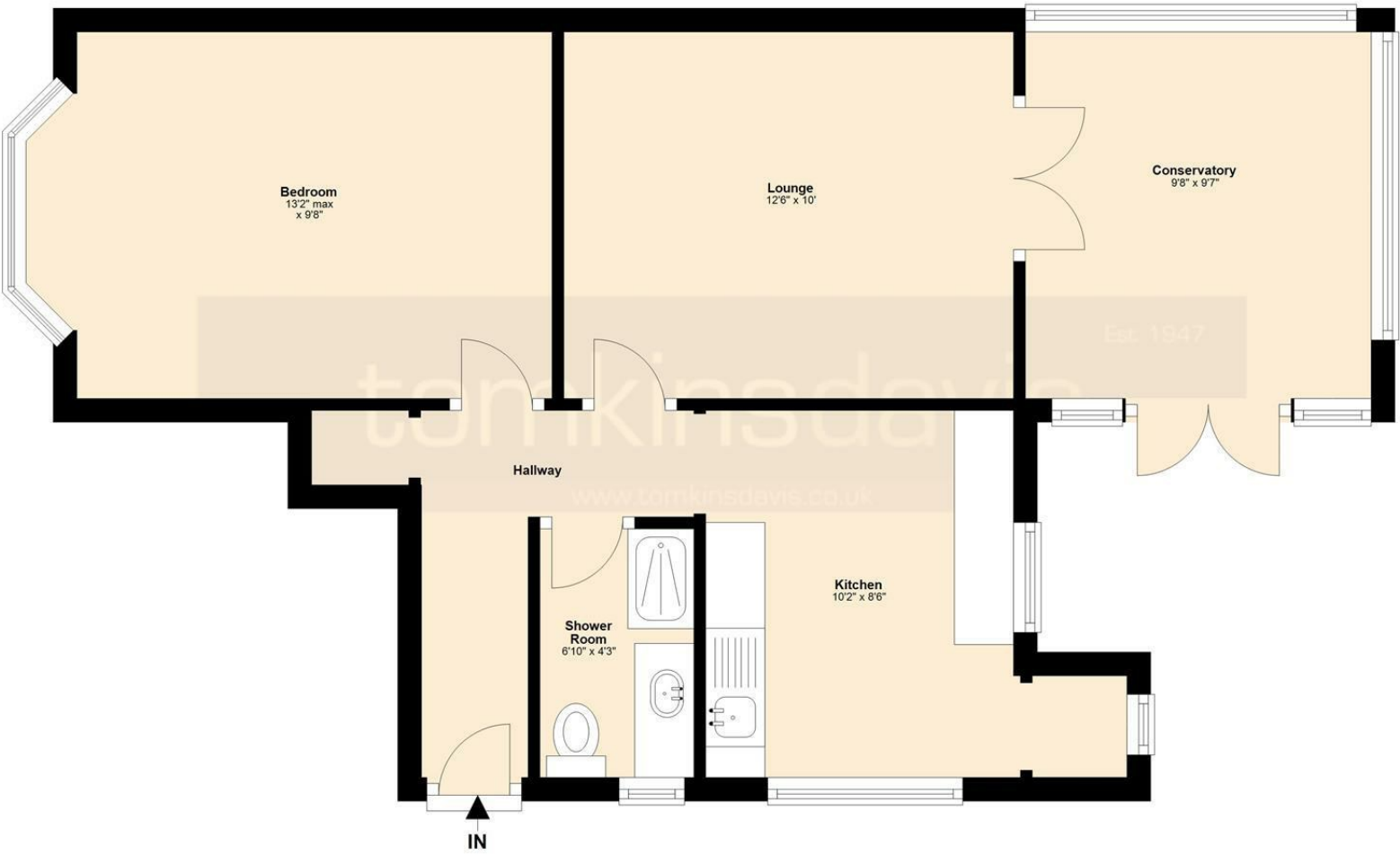
**COUNCIL TAX: Band B**

**HOLDING RETAINER (equivalent to one weeks rental) £280**





# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.