



West Plaza, Town Lane, Stanwell, Staines-Upon-Thames, TW19 7FH



Welcome to

West Plaza, Town Lane, Stanwell, Staines-Upon-Thames

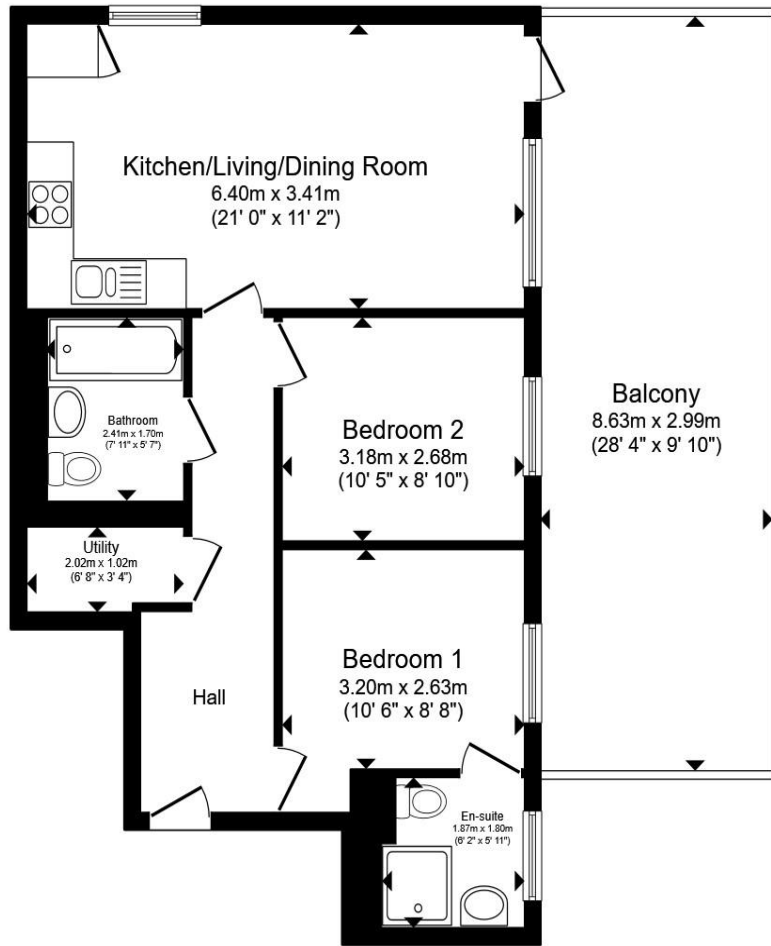
Offered to the market with no onward chain, this well-presented two-bedroom, two-bathroom apartment is located within the popular West Plaza development on Town Lane, Stanwell.

The apartment features a bright and spacious open-plan kitchen/living/dining area, fitted with modern units and integrated appliances, providing an ideal space for both everyday living and entertaining. There are two well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, while the second bedroom is served by a contemporary main bathroom. A useful utility cupboard and welcoming entrance hall complete the accommodation.

A particular highlight of the property is the generous private balcony, offering excellent outdoor space and open views. Additional benefits include allocated underground parking, lift access, and access to well-maintained communal courtyard gardens.

Ideally situated close to Heathrow Airport and Ashford Hospital, the property is well suited to professionals, first-time buyers, downsizers or investors seeking a modern, low-maintenance home in a convenient location within Staines Upon Thames.





Total floor area 59.9 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- NO ONWARD CHAIN
- ALLOCATED UNDERGROUND PARKING
- LIFT ACCESS

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3061.92

Ground Rent: 373.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



view this property online [barnardmarcus.co.uk/Property/FEL113646](https://www.barnardmarcus.co.uk/Property/FEL113646)



Property Ref:
FEL113646 - 0003

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Please note the marker reflects the
postcode not the actual property