



20 Ascot House Mill Mead, Staines-Upon-Thames, TW18 4QP

£430,000

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Situated within a prestigious modern development in the heart of Staines-upon-Thames, this exceptional second-floor apartment offers luxurious, beautifully presented accommodation, ideal for first-time buyers, downsizers and those seeking a stylish turnkey or 'lock-up-and-go'.

The thoughtfully designed accommodation is approached via a spacious L-shaped entrance hall, complete with a useful storage cupboard, leading to an impressive open-plan living space extending to almost 28ft in length. The contemporary kitchen is fitted to a high specification with a comprehensive range of integrated appliances and seamlessly flows into the generous lounge and dining area, creating an ideal space for both everyday living and entertaining. Large doors open onto a private balcony, providing an excellent outdoor seating area.

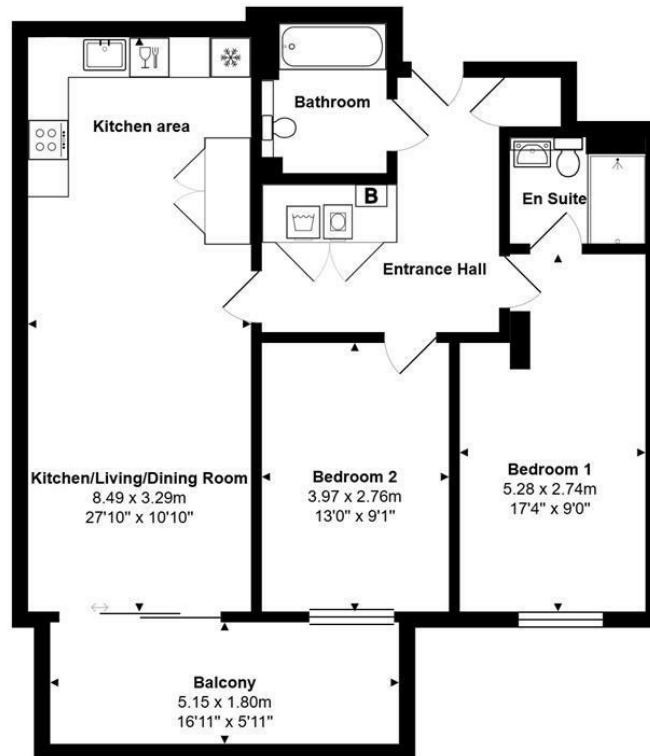
The apartment offers two generous double bedrooms, with the principal bedroom benefiting from a luxurious en-suite shower room, whilst the second bedroom is served by a beautifully appointed family bathroom. Throughout the property, double glazed windows and an energy-efficient underfloor heating system provide year-round comfort.

Residents enjoy a high level of security with a video entry phone system, a further intercom-controlled internal entrance and lift access to all floors. The property also benefits from a secure allocated underground parking space within the camera-monitored car park, complete with its own EV charging point.

Ideally positioned just a short walk from Staines-upon-Thames' vibrant town centre, shops, restaurants and mainline railway station, offering direct services to London Waterloo, the property also enjoys excellent road links with Junction 13 of the M25 only a five minute drive. Combining luxury, convenience and low-maintenance living, this superb apartment is ready to move straight into and must be viewed to be fully appreciated. EPC Rating: B.



Floor Plan



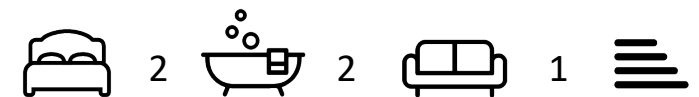
Total Area: 84.4 m² ... 909 ft²
including Balcony



Features

- Nearly New Luxury Apartment
- Big Balcony
- Fitted Kitchen with Appliances
- Master with En Suite
- Stunning Condition
- Second Floor With Lift
- Large Lounge/Diner
- Two Double Bedrooms
- Further Bathroom
- Secure Underground Parking

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Tenure - Leasehold Council Tax Band - D

