



The Maltings, Church Street, Staines Upon Thames - Guide Price: £275,000 to £285,000

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**The Maltings, Church St, Staines Upon Thames, Surrey, TW18 4XH**  
**Tenure: Share of Freehold**

**Quick Summary**

|                          |                      |
|--------------------------|----------------------|
| <b>Guide Price:</b>      | £275,000 to £285,000 |
| <b>Property Type:</b>    | Maisonette           |
| <b>Beds:</b>             | 1                    |
| <b>Baths:</b>            | 1                    |
| <b>Reception Rooms:</b>  | 1                    |
| <b>Council Tax Band:</b> | C                    |

**Material Information**

|                            |                         |
|----------------------------|-------------------------|
| <b>Parking:</b>            | Allocated, Secure Gated |
| <b>Sewerage:</b>           | Mains Supply            |
| <b>Heating:</b>            | Mains Gas               |
| <b>Water Supply:</b>       | Mains Supply            |
| <b>Electricity Supply:</b> | Mains Supply            |

**Features**

Gated development in a prime location  
Recently re-decorated & re-carpeted  
Gas radiator heating & double glazing  
Allocated parking bay  
0.7 mile walk to Staines Train Station

First floor maisonette with a balcony  
Re-fitted 4 piece bathroom suite  
Communal Gardens  
Lease to be extended to 999 years from 1987  
No onward chain

**Property Description**

Occupying a prime position on Church Street, The Maltings is situated within the highly desirable Staines Village Conservation Area which is renowned for its historic character, picturesque riverside setting and excellent local amenities.

The property enjoys an enviable location just moments from the River Thames, the open green spaces of Lammas Park and an extensive network of scenic riverside and countryside walks. Staines-upon-Thames town centre is within easy walking distance, offering a wide selection of shops, cafés, restaurants and leisure facilities, while excellent road, rail and air links provide convenient access to London, Heathrow Airport and the M25.

Combining the charm of village life with the convenience of outstanding transport connections and everyday amenities, The Maltings offers an exceptional setting in one of the area's most sought-after residential locations.

Recently redecorated & re-carpeted throughout, the internal presentation of this first-floor maisonette is excellent. Benefits include secure gated off-road parking, a balcony, communal gardens, a re-fitted 4-piece bathroom suite, well-proportioned rooms & lots of light due to the sunny positioning of many of the windows.

**Tenure:** Share of Freehold - Lease to be extended to 999 years from 1987 prior to completion. Details should be confirmed via Solicitor enquiries.

**Council Tax:** C (Spelthorne)

**EPC Rating:** TBC

**Service Charge inc Ground Rent:** £95.04 per Month = £1048.48 (1st Jan 2026 to 31st Dec 2026)

**IMPORTANT:**

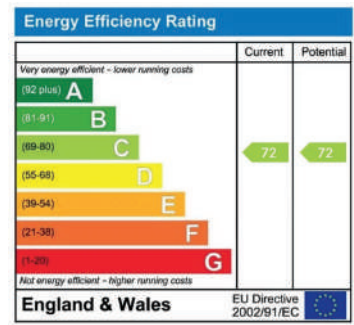
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**PLEASE NOTE:** Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

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**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be required by law to produce identification documentation which will incur a charge of £30 per individual wishing to proceed by way of intended purchase. Please note this amount is strictly non-refundable as it is assumed by way of payment on your behalf to a third party Anti-Money Laundering Verification Firm that you as the purchaser(s) agree to the terms stated, and; are therefore making a decision based solely on your own volition and intent with full knowledge of the terms outlined within to proceed towards an intended purchase.

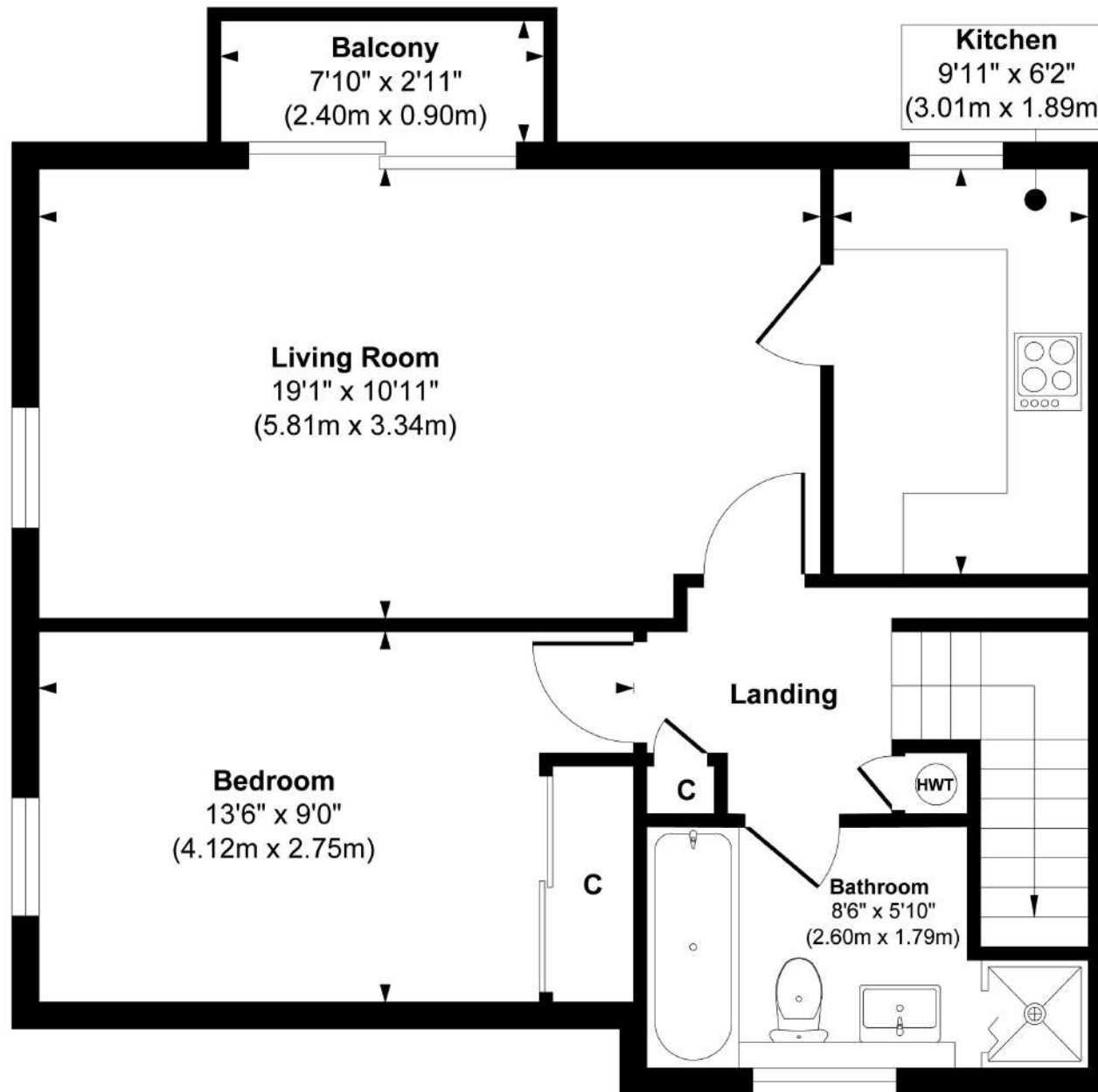
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# The Maltings, Church Street, Staines Upon Thames - TW18



**First Floor**

**Approx. Gross Internal Floor Area 537 sq. ft / 49.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Communal Garden

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