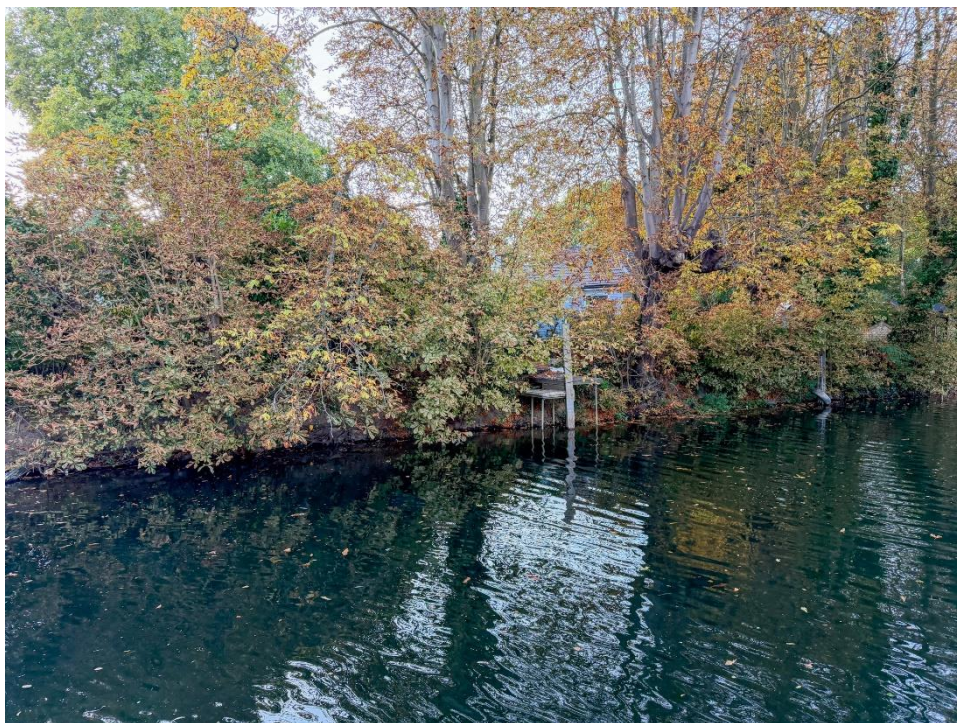




Absolute Homes

Church Island, Staines-upon-Thames



INFORMATION

LOCATION:	Staines-Upon-Thames
TENURE:	Freehold
MOORING LENGTH:	70ft
MOORING STATUS:	Leisure only
EPC:	n/a
PRICE:	£99,950

Description:

This is a rare opportunity to acquire a 70ft freehold mooring on the River Thames, occupying a peaceful island setting on the outskirts of Staines-upon-Thames, where the tranquillity of riverside living combines with the convenience of a vibrant town close at hand. Accessed via a footbridge, the island feels pleasantly removed from the bustle of everyday life, while the mooring's central location places a wealth of amenities within easy reach. The immediate area includes Old Staines Village, home to the impressive Gothic architecture of St Mary's Church and the historic Bells public house, which dates back to the 17th century and retains its character as a traditional local meeting place.

Staines-upon-Thames offers an excellent choice of independent shops, cafés, bars, restaurants and leisure facilities, alongside the Elmsleigh and Two Rivers shopping centres and a cinema, all within approximately half a mile. The town is also well placed for enjoying the surrounding open spaces and riverside walks, with the Thames Path and nearby green spaces providing opportunities to escape into the outdoors. Staines mainline station, approximately 0.9 miles away, provides regular services to London Waterloo, with journeys averaging around 40 minutes and more than 100 trains a day, making the capital readily accessible for work or leisure. The M25 is also close by, providing convenient connections to the M3 and M4 motorway networks.

A genuinely unusual freehold opportunity, this 70ft mooring offers a peaceful waterside setting alongside the amenities, transport links and open spaces of an established Thames-side town. The mooring is for leisure use only and has no facilities or services from the land.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

