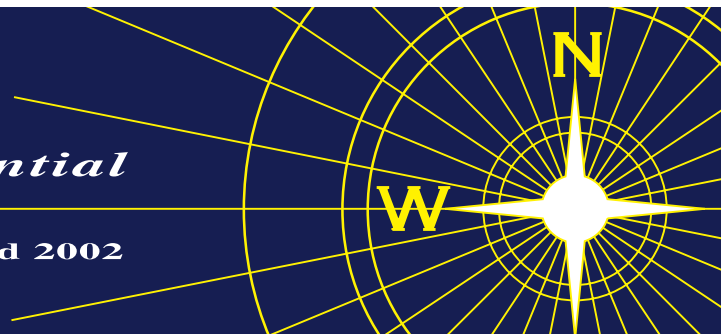
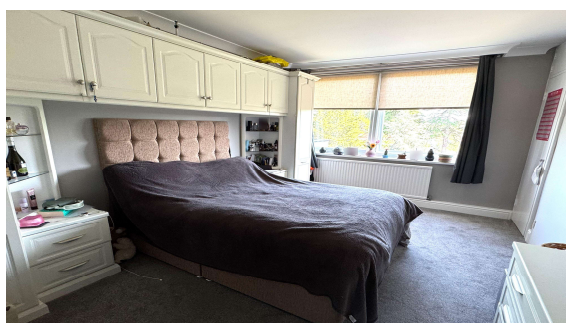
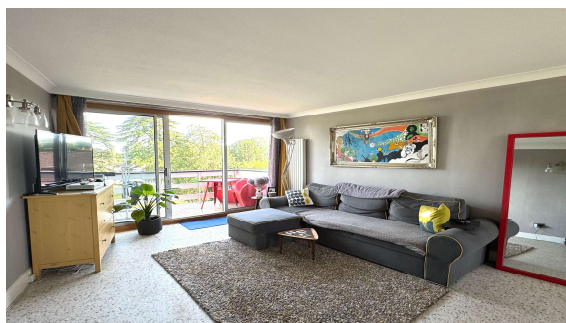




Penton Hall Drive, Middlesex, TW18 2HR

£365,000 Share of F/H



A third floor river view apartment with private balcony, situated in a private road, close to local shops and health club. This three bedroom apartment offers spacious lounge/diner, modern fitted kitchen, newly installed bathroom, cloakroom, gas central heating, double glazing and garage in block. Access to mainline station and High Street shops and restaurants is within a 15 minute walk, scenic towpath riverside walks are literally on your doorstep. **NO ONWARD CHAIN.**

Penton Hall Drive, Staines upon Thames, TW18 2HR

<u>COMMUNAL DOOR:</u>	With security entry-phone, stairs or lift to 3 rd floor. Front door into:-
<u>ENTRANCE HALL:</u>	Radiator, airing cupboard housing hot water cylinder and gas boiler, storage cupboard. Glazed door into:-
<u>LOUNGE/DINING ROOM:</u>	Coved ceiling, Myson heater unit, open plan into Kitchen. Sliding double glazed patio door onto:
<u>BALCONY:</u>	Tiled base, timber and steel balustrade, light, panoramic views over grounds and River Thames.
<u>KITCHEN:</u>	Range of light oak base and eye level units, ceramic tiled floor, part tiled walls, built in electric oven and four ring gas hob, overhead extractor hood, integrated dishwasher and fridge freezer, integrated washer drier, 1 ½ bowl single drainer sink with chrome mixer tap. Double glazed window to front.
<u>CLOAKROOM:</u>	Low level W.C, wash hand basin, radiator, double glazed window to front.
<u>INNER HALL:</u>	Coved cornice ceiling, radiator, storage cupboard.
<u>BATHROOM:</u>	Suite comprises low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with electric mixer/shower over, fully tiled walls, radiator, fitted glass shower screen, built in storage. Frosted double glazed window to front.
<u>BEDROOM 1:</u>	Radiator, coved ceiling, built in storage cupboards, fitted wardrobes. Double glazed window to rear with panoramic views over grounds and River Thames.
<u>BEDROOM 2:</u>	Radiator, coved ceiling, built in wardrobes, Double glazed window to rear with panoramic views over grounds and River Thames.
<u>BEDROOM 3:</u>	Radiator, coved ceiling, built in wardrobes, double glazed window to rear with panoramic views over grounds and River Thames.

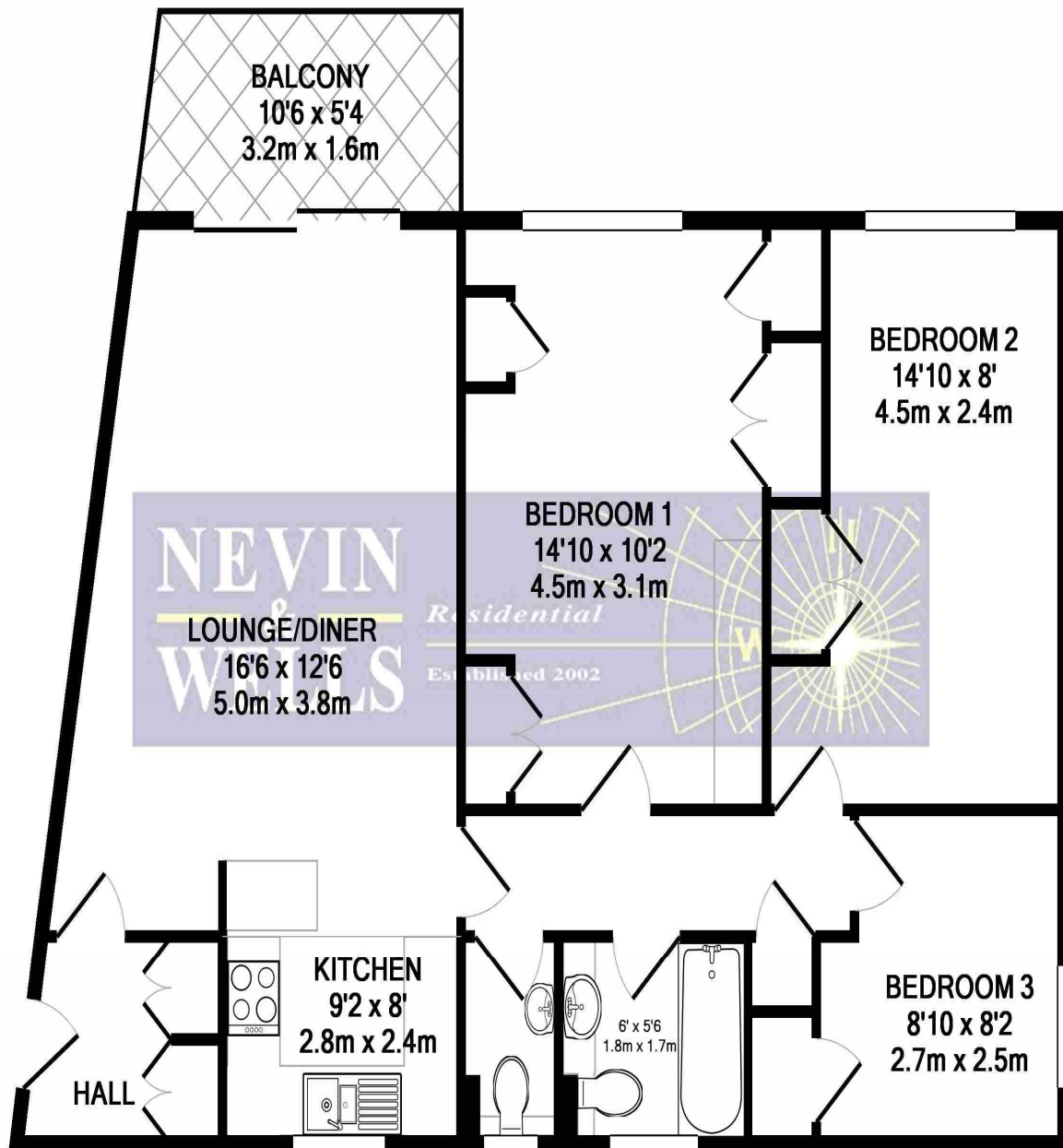
OUTSIDE

<u>GARAGE:</u>	Single garage in block, plus visitors parking.
<u>SERVICE CHARGE:</u>	£465 per quarter (including building insurance). Awaiting written confirmation
<u>FRONT:</u>	Lawn area and pathway to main entrance.
<u>GROUND:</u>	Beautifully landscaped gardens leading directly onto the towpath of the River Thames. Access to private slipway.
<u>LEASE:</u>	944 years unexpired – Share of Freehold.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



Penton Hall Drive, Staines upon Thames, TW18 2HR

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Penton Hall Drive, Staines upon Thames, TW18 2HR

EPC

12 Penton Hall Penton Hall Drive STAINES-UPON-THAMES TW18 2HR		Energy rating C
Valid until 8 December 2032	Certificate number 0688-0903-0202-3502-3204	
Property type	Mid-floor flat	
Total floor area	76 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.