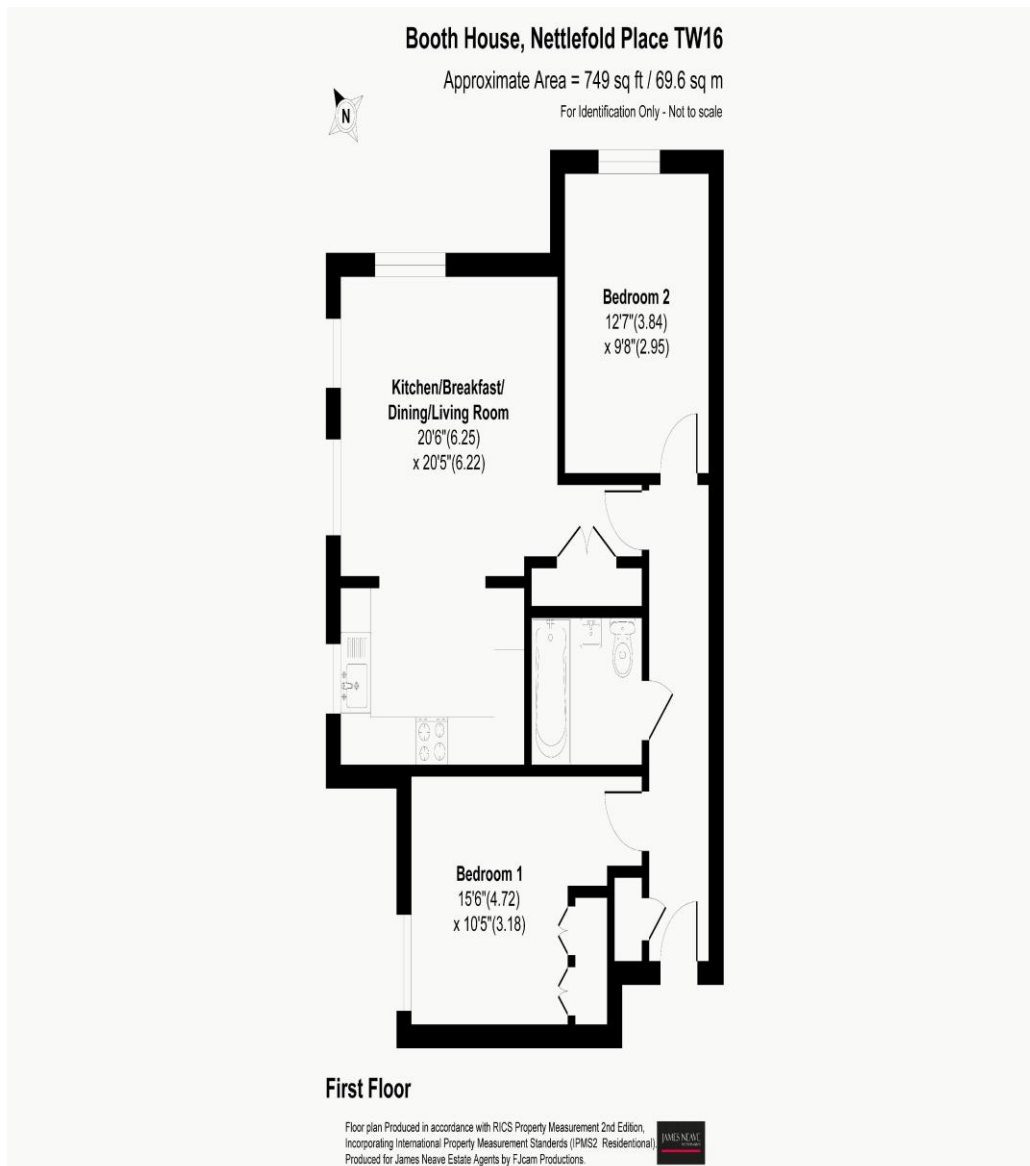




5 Booth House Nettlefold Place Sunbury-On-Thames Surrey TW16 6BD

£400,000





Situated within a smart, exceptionally well-maintained modern development in Sunbury-on-Thames, this well presented two-bedroom first-floor apartment offers a bright and spacious layout in a modern setting. Available to purchase either through traditional full ownership at £400,000 or via a flexible shared ownership scheme starting at £180,000 for a 45% share, it provides an accessible and attractive option with cost-effective rent and service charges. Stepping inside, the apartment instantly stands out for its remarkably high ceilings, which accentuate the sense of space and light throughout. At the heart of the home is a stylish open-plan living and kitchen area, ideal for both everyday relaxing and hosting friends. Both bedrooms are good-sized doubles, with the primary bedroom featuring built-in wardrobes. Modern comfort and energy efficiency are seamlessly integrated, with double glazing, gas central heating, and an integrated air filtration system keeping the space fresh and comfortable year-round. The property also includes the convenience of an allocated parking space for one vehicle. With an excellent EPC rating of B and 113 years remaining on the leasehold, this home delivers low-maintenance, turn-key living in an inviting community.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.