



barnard marcus

**Wellington Court Clare Road, Staines-Upon-Thames TW19 7HL**

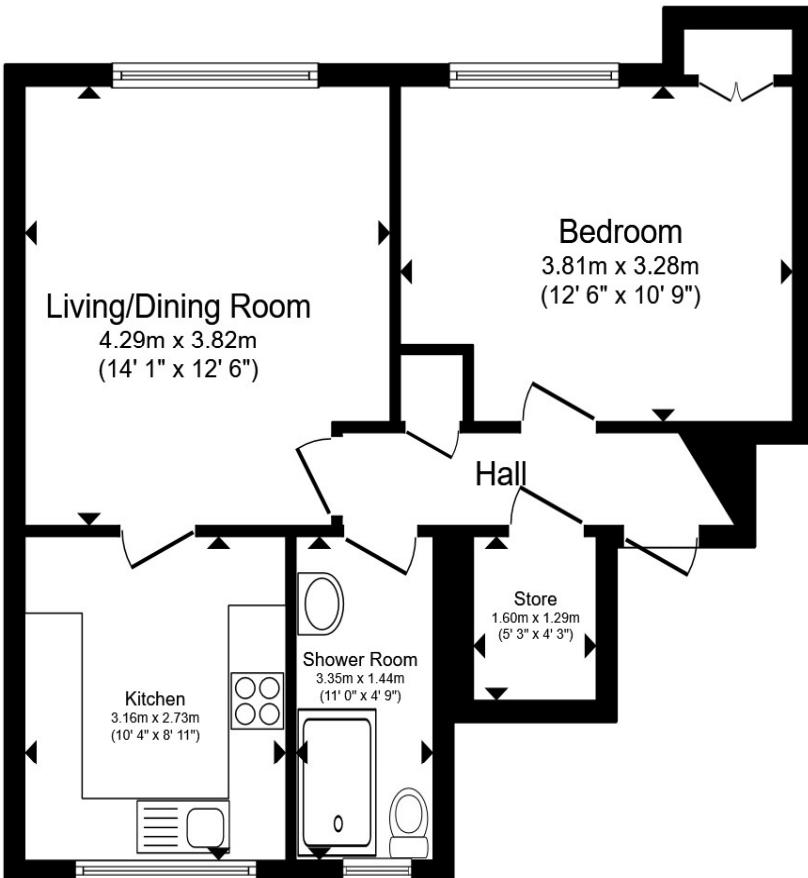
barnard  
marcus

welcome to

## Wellington Court Clare Road, Staines-Upon-Thames

A well-maintained one bedroom ground floor apartment in the popular Wellington Court on Clare Road. Offering a long lease and external storage shed, with on-street parking and excellent bus links providing easy access to local amenities and Heathrow Airport.





**Floor Plan**

**Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Situated within the popular Wellington Court on Clare Road, this well-maintained one-bedroom ground floor apartment offers comfortable, low-maintenance living in a convenient and well-connected location.

The accommodation comprises a welcoming entrance hall, a bright and well-proportioned living area, a fitted kitchen, a spacious double bedroom and a modern bathroom. The property has been well cared for throughout and is presented in good decorative order.

Further benefits include a long lease, providing reassurance for buyers, and an external storage shed offering valuable additional storage space. Parking is available on the surrounding roads, with convenient on-street parking close to the property.

Wellington Court is well positioned for a range of local amenities including shops, cafés and everyday services, all within easy reach. Well-regarded schools are located nearby, making the area popular with a variety of buyers.

The property is particularly well served by public transport, with regular bus services operating along Clare Road and surrounding routes, providing direct and connecting links to the town centre and key transport hubs. These bus routes offer convenient access to Heathrow Airport, making the apartment especially suitable for airport employees or frequent travellers. Road links are also easily accessible, allowing straightforward travel to Heathrow and surrounding areas.

An excellent opportunity for first-time buyers, downsizers or investors



welcome to

## Wellington Court Clare Road, Staines-Upon-Thames

- ONE BEDROOM GROUND FLOOR APARTMENT
- WELL MAINTAINED THROUGHOUT
- LONG LEASE
- EXTERNAL STORAGE SHED
- BRIGHT LIVING ACCOMMODATION
- ON-STREET PARKING AVAILABLE
- EXCELLENT BUS LINKS TO HEATHROW
- POPULAR AND CONVENIENT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1956.00

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £225,000



**view this property online** [barnardmarcus.co.uk/Property/FEL113083](http://barnardmarcus.co.uk/Property/FEL113083)

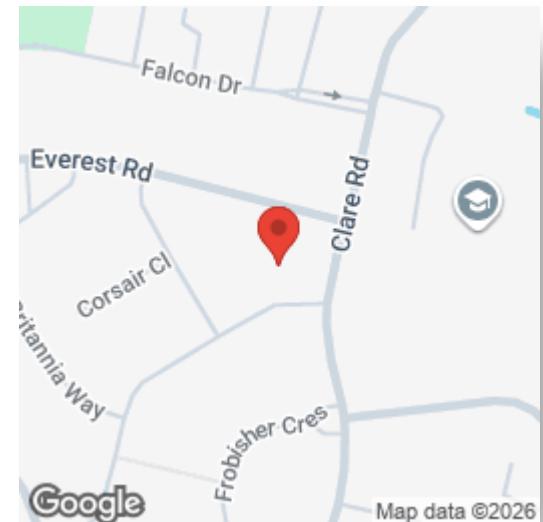
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



The Property  
Ombudsman

Property Ref:

FEL113083 - 0002



Please note the marker reflects the postcode not the actual property



**020 8890 4037**



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM, Middlesex, TW13 4HJ



**barnardmarcus.co.uk**