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

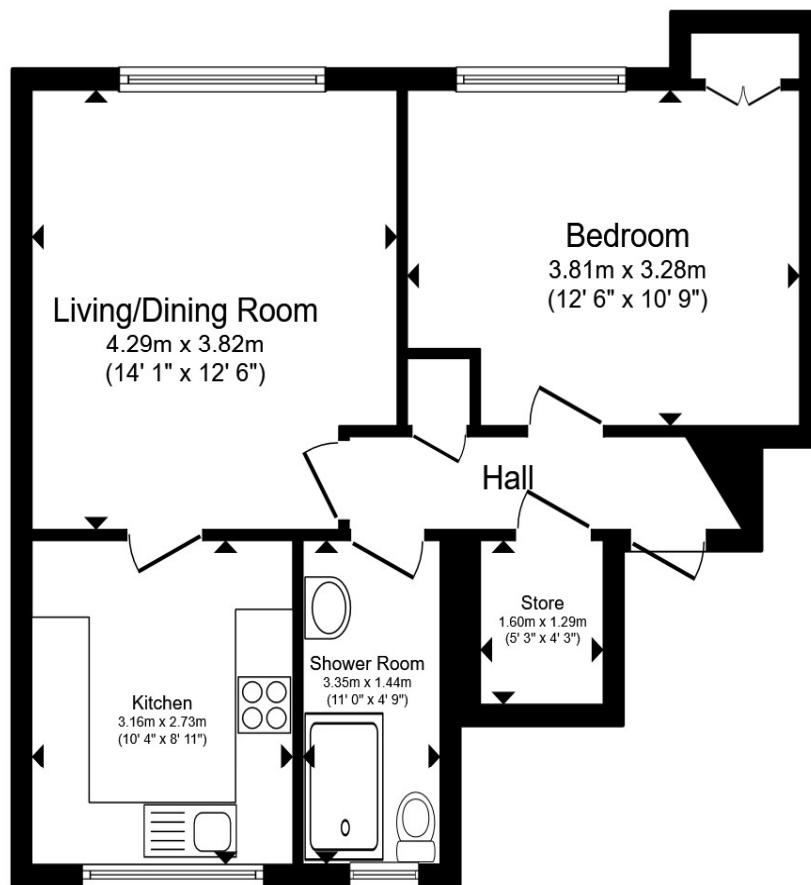


**welcome to**

## **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**



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

**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)

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## 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



Please note the marker reflects the  
postcode not the actual property

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



Property Ref:

FEL113083 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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