NEVIN & WELLS

Residential

Established 2002



Penton Hall Drive, Middlesex, TW18 2HR **£275,000 Share of F/H**









A top floor river view apartment with private balcony, situated in a private road, close to local shops and health club. This two bedroom apartment does require extensive renovation throughout and offers an excellent investment or first time buy opportunity. As well as having picturesque river views, the property also offers a long lease, share of freehold and a garage in block. No onward chain.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

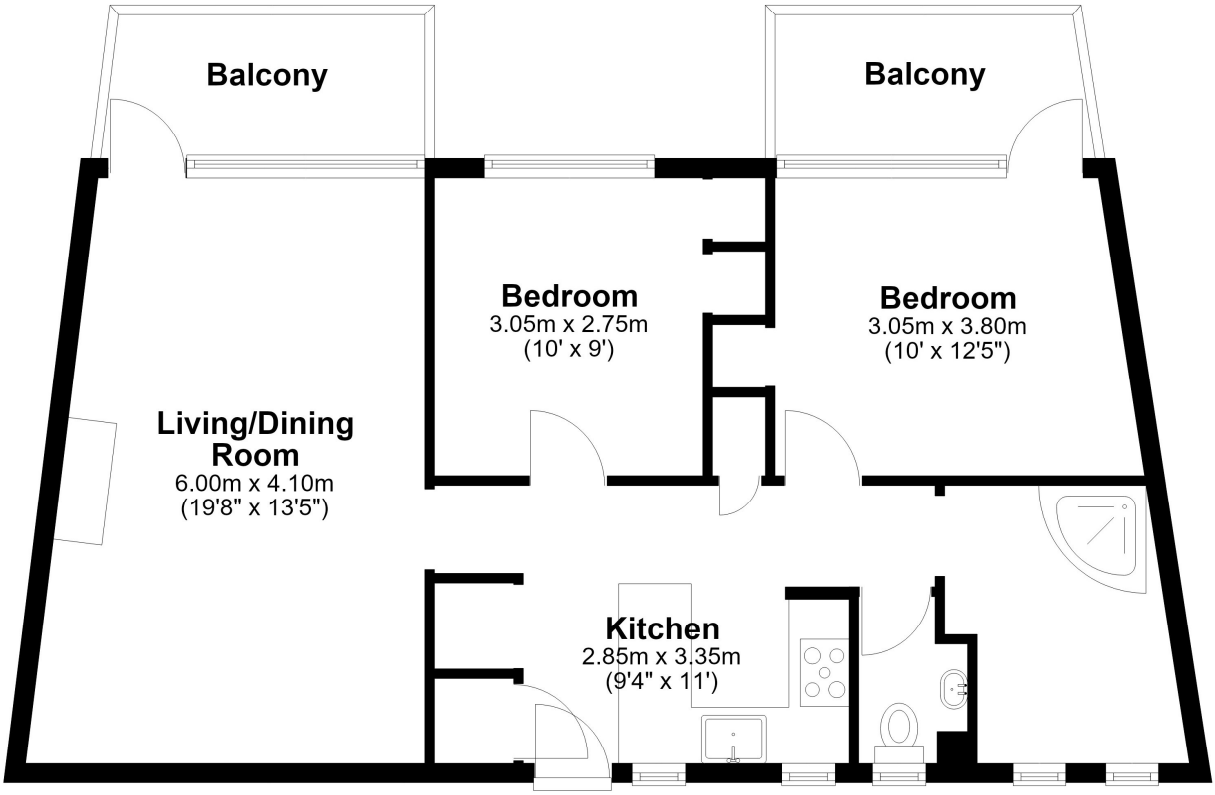
The Property Ombudsman
OFT Approved code

Penton Hall Drive, Staines-upon-Thames, Middlesex, TW18 2HR

FLOOR PLAN

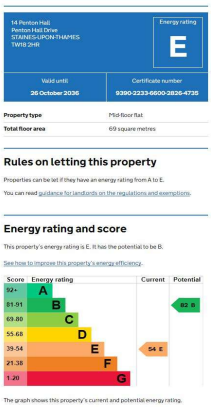
Forth Floor

Approx. 66.6 sq. metres (716.5 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 66.6 sq. metres (716.5 sq. feet)

EPC


14 Penton Hall
Penton Hall Drive
STAINES-UPON-THAMES
TW18 2HR

Energy rating: E

Valid until: 26 October 2036

Certificate number: 9390-2233-6600-2826-4735

Property type	Mid-floor flat
Total floor area	69 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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

LEASE: In excess of 900 years (Awaiting written confirmation)

SERVICE CHARGE: £465 per quarter (including building insurance). Awaiting written confirmation

COUNCIL TAX BAND: **D** - Spelthorne Borough Council

VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

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