



Laleham Road, Staines upon Thames, TW18 2QH £280,000 F/H



A stunning ground floor apartment, offering two double bedrooms, situated within a 10 minute walk of mainline station and High Street. Benefits include modern kitchen and shower room, gas central heating, double glazing and direct access onto communal gardens. There is also a gate directly onto the River Thames towpath. An ideal purchase for a first time buyer or retirement buyer.

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Communal door with entry phone. Own front door into:

**ENTRANCE
HALLWAY:**

6.25m x 1.76m (20'6 x 5'10) Radiator, cornice coved ceiling, coat cupboard, airing cupboard housing hot water cylinder, oak effect flooring.

**LOUNGE/
DINING ROOM:**

5.71m x 3.18m (18'8 x 10'6) Radiator in ornate case, oak effect flooring, cornice coved ceiling. Double glazed French doors onto communal gardens.

KITCHEN:

4.32m x 2.39m (14'2 x 7'10) Range of cream coloured base and eye level units, laminate worktops, cupboard housing gas boiler, larder cupboard, space for washing machine and dishwasher, space for fridge freezer, built in electric double oven and four ring gas hob, overhead extractor filter, part tiled walls, cornice coved ceiling, ceramic one and half bowl sink unit with mixer tap. Double glazed window to rear.

SHOWER ROOM:

2.0m x 1.66m (6'7 x 5'6) White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, fully tiled walls, ceramic tiled floor, cornice coved ceiling, shower cubicle with glass door housing electric mixer shower, extractor fan.

BEDROOM ONE:

3.85m x 3.17m (12'8 x 10'4) Radiator, cornice coved ceiling. Double glazed window to rear.

BEDROOM TWO:

3.85m x 2.25m (12'8 x 7'4) Radiator, cornice coved ceiling. Double glazed window to rear.

86 years.

**COMMUNAL
GROUNDS:**

This property has direct access on to the neatly kept communal gardens to the rear. In addition, this development shares a private access gate nearby leading directly onto the towpath of the River Thames which offers scenic walks to the town centre or Laleham Village.

**RESIDENTS
PARKING**

Available adjacent to the block

LEASE:

86 years unexpired

GROUND RENT:

£10.00 per annum

SERVICE CHARGE:

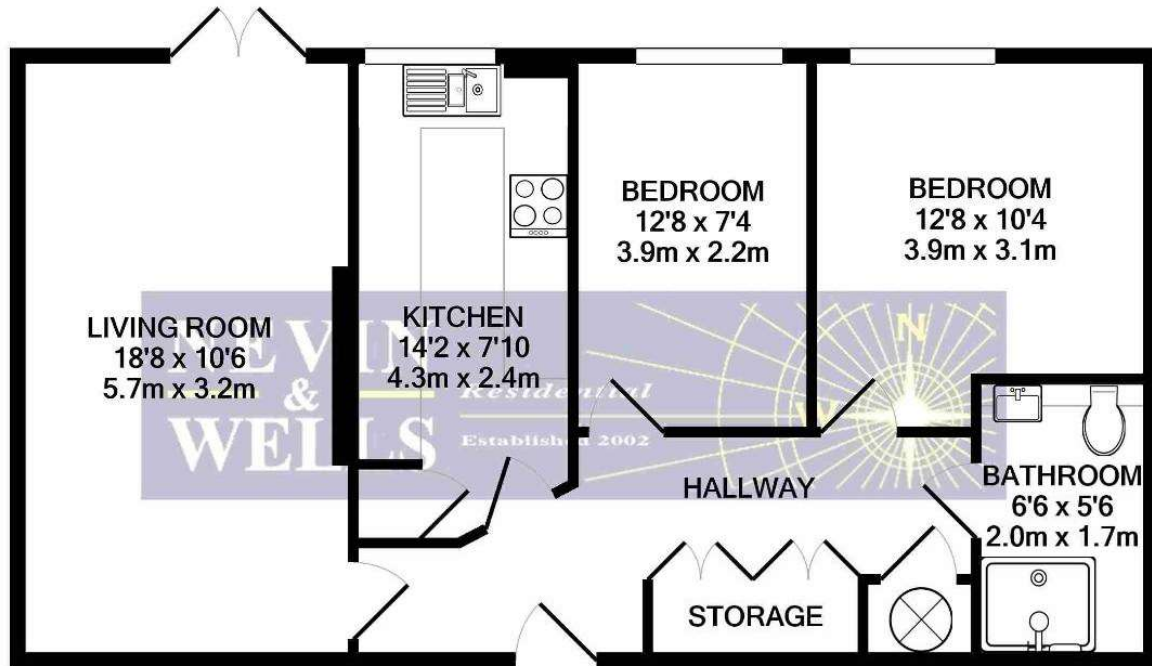
£80.00 per annum

VIEWINGS:

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

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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 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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EPC

Energy Performance Certificate		HM Government	
137 Riverbank, Laleham Road, STAINES-UPON-THAMES, TW18 2QH			
Dwelling type:	Ground-floor flat	Reference number:	8924-7222-3589-8181-0926
Date of assessment:	29 December 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 January 2015	Total floor area:	65 m ²
Use this document to:			
<ul style="list-style-type: none">Compare current ratings of properties to see which properties are more energy efficientFind out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 1,362
Over 3 years you could save			£ 141
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 185 over 3 years	£ 132 over 3 years	
Heating	£ 783 over 3 years	£ 702 over 3 years	
Hot Water	£ 384 over 3 years	£ 387 over 3 years	
Totals	£ 1,362	£ 1,221	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
Very energy efficient • lower running costs	Current	Potential	The graph shows the current energy efficiency of your home.
(92 plus) A		79	The higher the rating the lower your fuel bills are likely to be.
(81-91) B			The potential rating shows the effect of undertaking the recommendations on page 3.
(69-80) C			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(55-68) D			The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient • higher running costs			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 87	
2 Low energy lighting for all fixed outlets	£20	£ 57	
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.			