

# NEVIN & WELLS

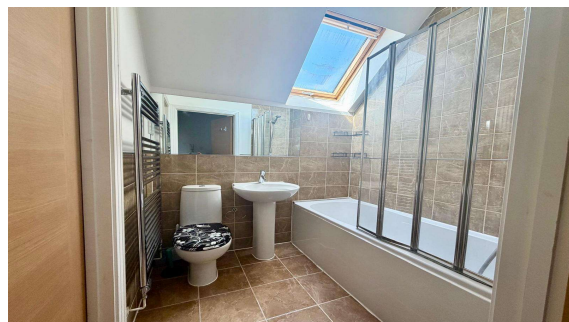
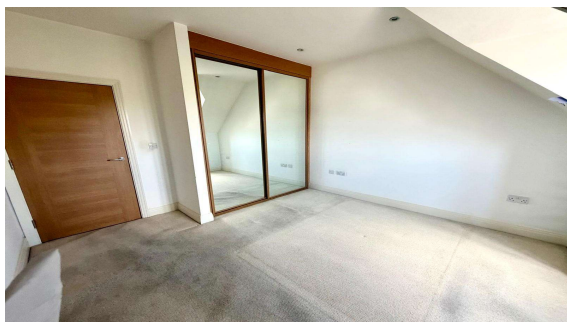
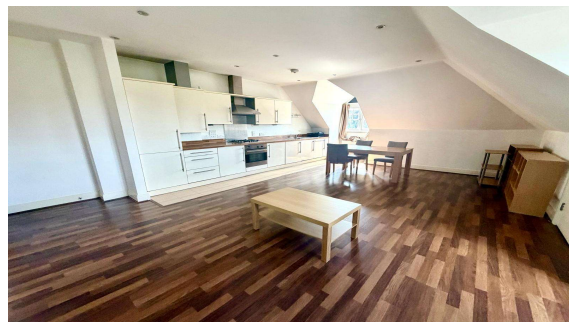
*Residential*

Established 2002



**Manor Court, Staines, TW18 3HT**

**£235,000 L/H**



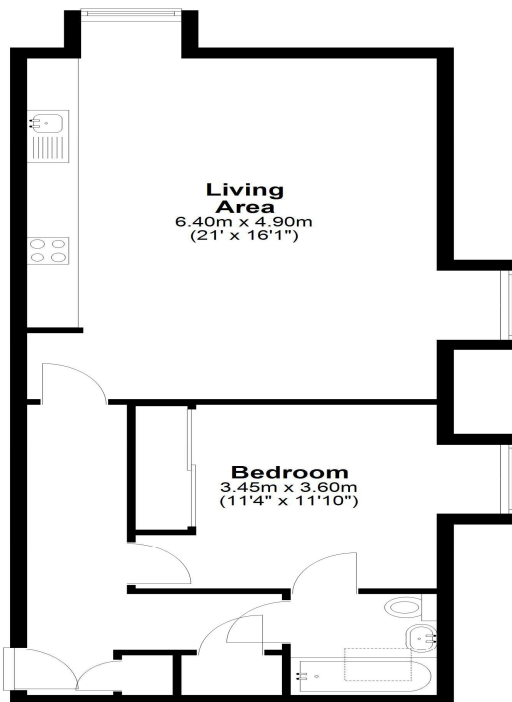
A very well presented top floor apartment with secure gated allocated parking. Built in 2006 by Messrs' Bonham Homes. The accommodation comprises entrance hallway, lounge/dining room, fitted kitchen, double bedroom, luxury bathroom, double glazed throughout, gas central heating and communal gardens. Situated near local shops and a short walk to Staines town centre. **No onward chain.**

**Manor Court, Staines-upon-Thames, Middlesex, TW18 3HT**

**FLOOR PLAN**

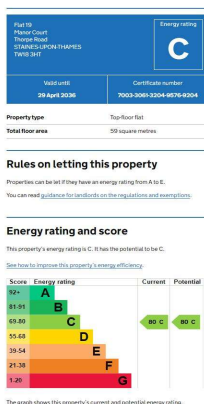
**Second Floor**

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

**EPC**



**COUNCIL TAX BAND:**

C - Runnymede Borough Council

**LEASE:**

125 years from 2006 (awaiting written confirmation)

**GROUND RENT:**

£225 per annum (awaiting written confirmation)

**SERVICE CHARGE:**

£1250 per annum (awaiting written confirmation)

**VIEWINGS:**

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or visit  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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