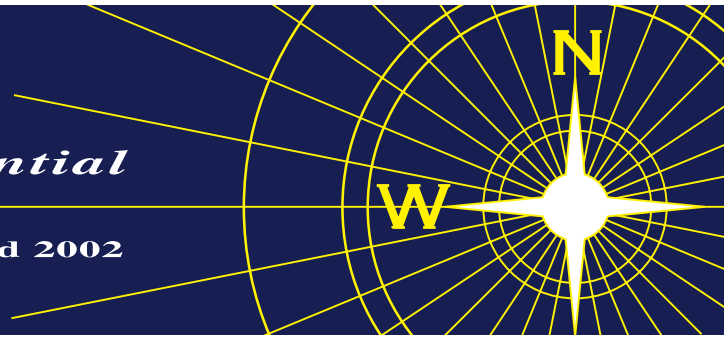


# NEVIN & WELLS

*Residential*

Established 2002



Wraysbury Gardens, Staines, Middx, TW18 4US     £325,000 L/H



A superbly presented two-bedroom third floor apartment, situated minutes from the High Street shops, restaurants and cinema. This spacious home offers lounge/diner, kitchen/breakfast room, two bathrooms (one en-suite), brick carport and allocated parking. Externally, there are communal gardens which side onto the Wraysbury River. Access to the mainline station (London Waterloo 39 minutes), M25/A30 road links and scenic towpath walks is a few minutes away.

**Wraysbury Gardens, Staines upon Thames, Middlesex, TW18 4US**

Communal front door with entry phone:

**ENTRANCE HALL:** 4.72m x 1.48m (15'6 x 4'10) Electric storage heater, coved ceiling, cupboard housing Megaflow tank.

**LOUNGE/DINING ROOM:** 4.35m x 3.97m (14'4 x 13') Electric storage heater, coved ceiling. Dual aspect double glazed window to front and side.

**KITCHEN/BREAKFAST ROOM:** 3.97m x 3.13m (13' x 10'4) Range of Cream base and eye level units, integrated dishwasher and washing machine, laminate worktops, tiled splash back, ceramic tiled floor, space for breakfast table. Integrated fridge/freezer, built in electric stainless steel oven and four ring halogen hob, stainless steel extractor hood. One and half bowl stainless steel sink with chrome mixer tap. Double glazed window to side.

**BEDROOM ONE:** 5.23m x 2.59m (17'2 x 8'6) Electric convector heater, coved ceiling. Double glazed window to front.

**BEDROOM TWO:** 4.32m x 2.86m (14'2 x 9'4) Electric convector heater, coved ceiling, built in double wardrobe. Double glazed window to front. Door into:

**EN-SUITE SHOWER:** 1.72m x 1.57m (5'8 x 5'2) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, part tiled walls, tiled floor, electric fan heater, extractor fan.

**BATHROOM:** 2.32m x 1.72m (7'8 x 5'8) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, part tiled walls, tiled floor, electric fan heater, extractor fan.

**OUTSIDE:-**

**PARKING:** Individual parking space in addition to private under-building carport

**RIVER VIEW GROUNDS:** Neatly maintained communal gardens, adjacent to the Wraysbury River, with various areas of ornamental planting and seating benches.

**LEASE:** 104 years unexpired

**SERVICE CHARGE:** £1,650 per annum

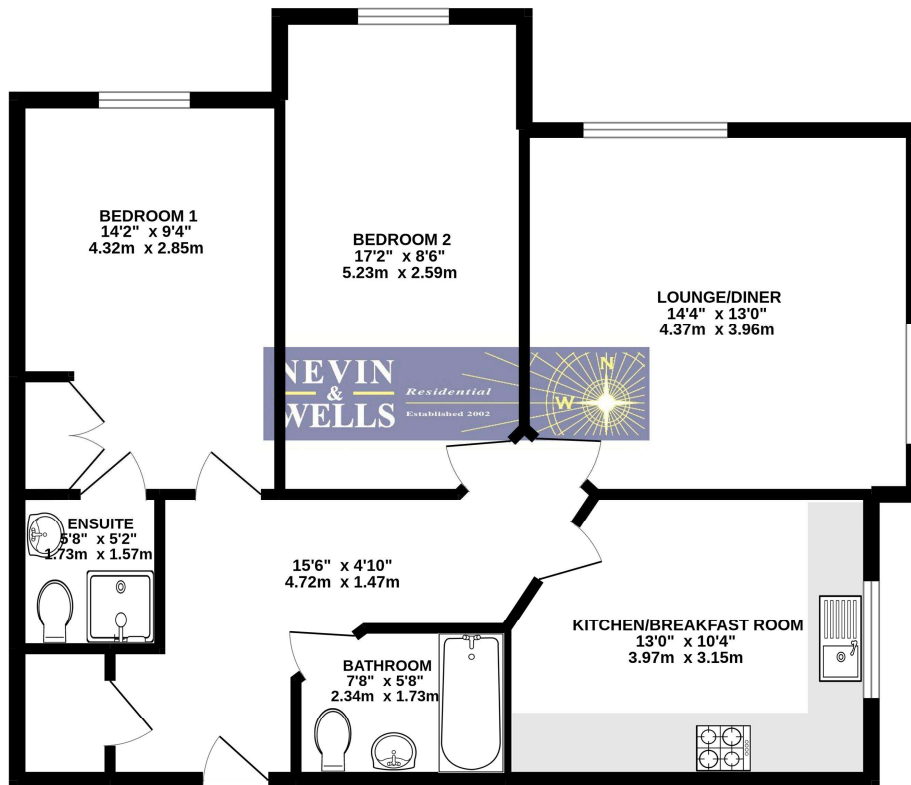
**GROUND RENT:** £125.00 per annum

**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

Wraysbury Gardens, Staines upon Thames, Middlesex, TW18 4US

FLOORPLAN

SECOND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix v2022

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

# Wraysbury Gardens, Staines upon Thames, Middlesex, TW18 4US

## EPC

23, Wraysbury Gardens STAINES-UPON-THAMES TW18 4US		Energy rating <b>C</b>
Valid until <b>28 October 2024</b>	Certificate number <b>2718-8998-7240-1724-9980</b>	

Property type	Top-floor flat
Total floor area	69 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   B
69-80	<b>C</b>	77   C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.