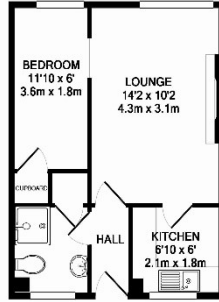




A one bedroom first floor apartment, situated within a five minute walk of mainline station and High Street shops. Benefits include lounge with separate kitchen, bedroom with built in wardrobe, recently fitted shower room and kitchen, double glazing, security entry, allocated parking, new roof and no chain. The River Thames and Staines Upon Thames Leisure Centre are also just a few minutes' walk away. An ideal first buy or investment (rental value apr £900 pcm)

Laleham Road, Staines Upon Thames, Middlesex, TW18 2DZ



TOTAL APPROX. FLOOR AREA 331 SQ.FT. (30.7 SQ.M.)

We've every attempt has been made to ensure the accuracy of the floor plan contained here. However, we must 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 Metropac 62015

EPC

6 Amber Court Laleham Road STAINES UPON THAMES TW18 2DZ	Energy rating D
Valid until 4 August 2029	Certificate number 0558-4085-7268-6261-9910

Property type	Mid floor flat
Total floor area	31 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 D. It has the potential to be C.

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



LEASE:

999 Years from 1964

SERVICE CHARGE:

Approximately £950.00 per year, which includes the buildings insurance and ground rent.

COUNCIL TAX:

B

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 and Wells Residential have not tested any systems or appliances.