



The Shires, Staines, TW18 3AD

£230,000 Leasehold



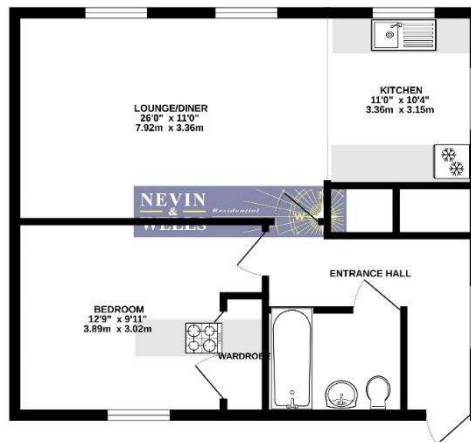
A modern one bedroom apartment situated on the first floor. The property offers light and airy accommodation, as well as a fitted kitchen, gas central heating, fitted wardrobes and allocated parking. Located within a ten minute walk of Staines High Street, as well as five minutes from local shops. Being sold with **NO ONWARD CHAIN** and an ideal first buy or investment.

Zero stamp duty for FIRST TIME BUYERS up to £425,000

The Shires, Staines upon Thames, Middlesex, TW18 3AD

FLOOR PLAN

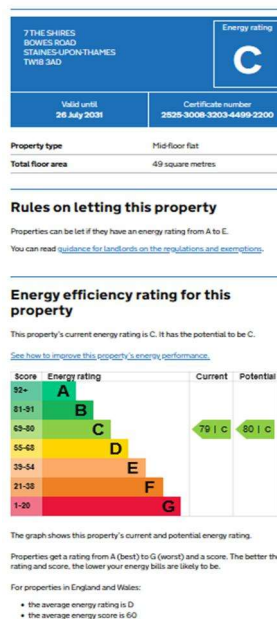
GROUND FLOOR



NEVIN & WELLS Residential has been instructed to provide this floor plan for information only. It is not intended to be used for any other purpose. The floor plan is provided as an illustration only and does not represent an offer of any property. NEVIN & WELLS Residential is not responsible for any errors or omissions in this floor plan. NEVIN & WELLS Residential is not responsible for any errors or omissions in this floor plan.

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

EPC



PARKING: Allocated to rear of block.

LEASE: 999 years from new

GROUND RENT: £130 per annum (awaiting written confirmation)

MAINTENANCE: £128 pcm (awaiting written confirmation)

COUNCIL TAX BAND: C Runnymede Borough Council