



Wendover Court, Staines, TW18 3DP

£250,000 Leasehold



In need of refurbishment, a large two double bedroom ground floor flat, offered for sale with 'NO ONWARD CHAIN'. Benefits include electric heating with new fuse board, full double glazing, private front door and garage in block. Large communal garden and visitors parking. Access to a local shop is close at hand and Staines upon Thames High Street/Station are a mile away. Ideal first time buy or investment **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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Front door to side of building, leading into:

ENTRANCE HALLWAY: 5.24m x 0.87m (12'2 x 2'10) Cupboard housing new fuse board, wall mounted Dimplex electric storage heater, storage cupboard. Doors into lounge/dining room, bedrooms and bathroom.

LOUNGE/DINING ROOM: 4.87m x 3.05m (16' x 10') Wall mounted Dimplex electric storage heater. Double glazed window to front. Double swing doors into:

KITCHEN: 3.10m x 2.08m (10'2 x 6'10) Range of light grey base and eye level units, space for washing machine, space for fridge, gas inlet pipe access, space for cooker, part tiled walls, one and half bowl sink unit with chrome mixer tap. Double glazed window to front.

BATHROOM: 2.09m x 1.67m (6'10 x 5'6) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fitted glass shower screen, part tiled walls, wall mounted electric fan heater. Frosted double glazed window to side.

BEDROOM ONE: 4.48m x 2.80m (14'8 x 9'2) Wall mounted Dimplex electric storage heater. Double glazed window to rear.

BEDROOM TWO: 3.52m x 2.32m (11'6 x 7'8) Wall mounted electric convector heater. Double glazed window to rear.

OUTSIDE

COMMUNAL GARDEN: Secluded grounds with large lawn, various trees and shrubs.

GARAGE: Single garage, first on right of block.

VISITORS PARKING: Available at the rear.

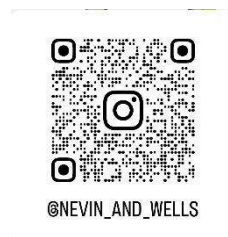
SERVICE CHARGE: £1500.00 per annum

LEASE: 149 years unexpired

GROUND RENT: To be confirmed: £60.00 p.a

COUNCIL TAX BAND: C- Runnymede Borough Council

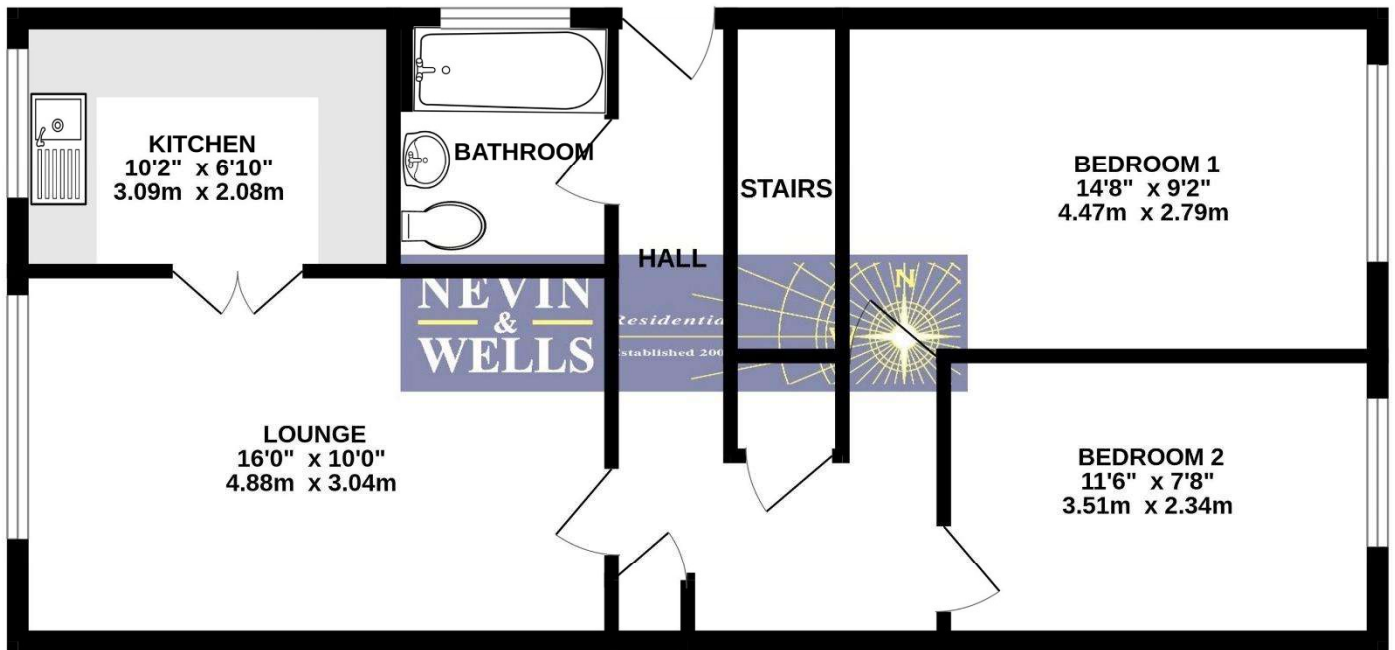
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

1 Wendover Court Wendover Road STAINES-UPON-THAMES TW18 3DP	Energy rating E
Valid until 8 February 2033	Certificate number 6300-8862-0622-2201-3273

Property type	Ground-floor maisonette
Total floor area	58 square metres

Rules on letting this property

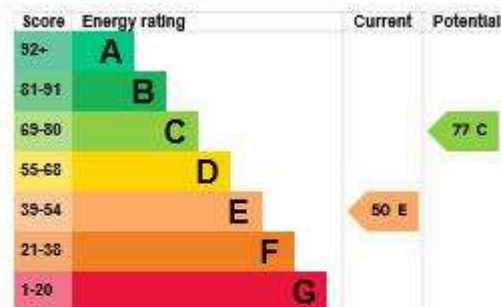
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60