



**Gresham Road, Staines, TW18 2AN**

**£240,000 Leasehold**  
**Share of freehold**



A first floor split level one bedroom maisonette, offered for sale 'CHAIN FREE'. The property benefits from a 984 year lease with a 'share of freehold'. Externally there is an integral single garage with two car parking in front, in addition to a small communal garden. Access to mainline station and High Street shops/restaurants is a few minutes' walk away. Ideal first time buy or rental investment (£1100.00pcm potential rent).

**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

## Gresham Road, Staines upon Thames, Middlesex, TW18 2AN

Double glazed front door leading into:-

**LOBBY:** 3'6 x 3'2 (1.10m x 0.98m) Ceramic tiled floor. Stairs to first floor.

**LANDING:** 12'2 x 4' >5'8 (3.72m x1.77m >1.73m) Electric storage heater, hatch to boarded loft space with folding ladder and light, airing cupboard housing hot water cylinder, entry phone receiver.

**LOUNGE/DINING ROOM:** 15' x 11' (4.57m x 3.35m) Electric storage heater, laminate flooring, coved cornice ceiling, dado rail. Double glazed window to front. Glazed internal doors onto landing. Glazed doors into:-

**KITCHEN:** 9'2 x 5' (2.80m x 1.52m) Range of blue base and eye level units, laminate work tops, space for washing machine, space for fridge/freezer, space for cooker, part tiled walls, stainless steel single bowl single drainer sink unit with chrome mixer tap. Frosted double glazed window to side.

**BEDROOM:** 10' x 9'2 (3.05m x 2.80m) Coved cornice ceiling, electric convector heater, built in single wardrobe. Double glazed window to rear.

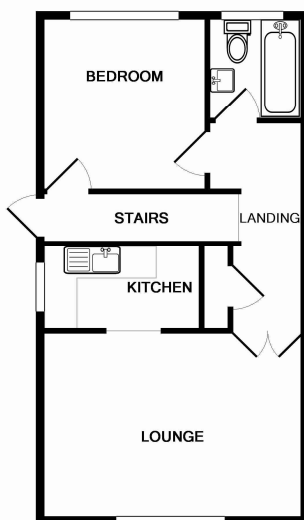
**BATHROOM:** 6' x 5'8 (1.83m x 1.77m) White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap and manual shower attachment, part tiled walls, electric towel rail, ceramic tiled floor. Frosted double glazed window to rear.

**COMMUNAL GARDEN:** To rear of property with lawn area and shrubs.

**GARAGE:** Integral garage via own drive, with parking in front for two cars.

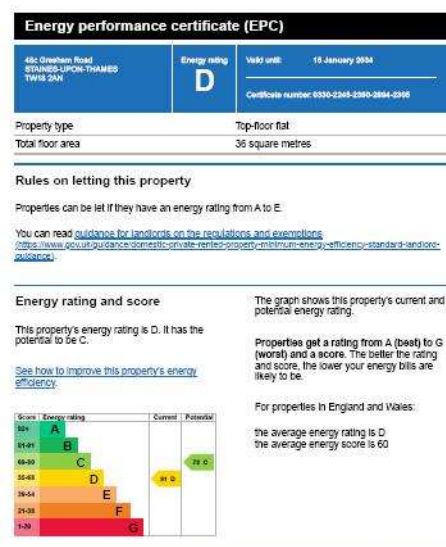
**LEASE:** 984 years unexpired, with 'share of freehold'.

**BUILDING INSURANCE:** The buildings insurance is arranged individually for this property.



TOTAL APPROX. FLOOR AREA 40.9 SQ.M. (440 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**COUNCIL TAX BAND:** C - Spelthorne Borough Council

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