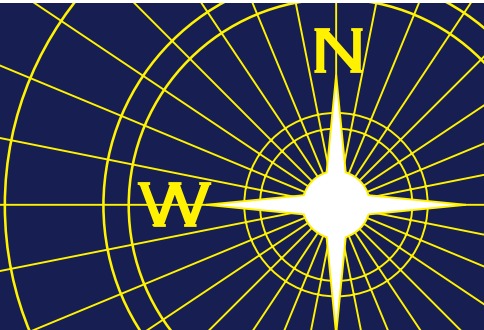




Manor Court, Staines-upon-Thames, TW18 3HT

£240,000 L/H



A beautifully presented ground floor apartment with secure gated allocated parking. Built in 2006 by Messrs' Bonham Homes. The well presented accommodation comprises entrance hallway, lounge/dining room, fitted kitchen, double bedroom, luxury bathroom, double glazed throughout, gas central heating and communal gardens. Situated near local shops and a short walk to Staines town centre. **No onward chain.**

Manor Court, Staines Upon Thames, TW18 3HT

Main door to:

**ENTRANCE
HALLWAY:**

Storage cupboards, security entry phone system, radiator, laminate wood effect flooring and doors to all rooms.

LOUNGE:

Radiators, laminate wood effect flooring, side aspect double glazed window and opening to:-

FITTED KITCHEN:

Comprising eye and base level units with rolled edged work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge/freezer, fitted washing machine and tiled flooring.

DOUBLE BEDROOM

Fitted mirrored wardrobes, radiator and side aspect double glazed window.

**LUXURY
BATHROOM:**

White three piece suite comprising panel enclosed bath with shower attachment, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls and tiled flooring.

OUTSIDE

PARKING:

Secure gated parking allocated for one vehicle.

GROUND RENT:

£225.00 per annum. (awaiting written confirmation)

SERVICE CHARGE:

£1,250.00 per annum. (awaiting written confirmation)

LEASE:

125 years from 2006. (awaiting written confirmation)

COUNCIL TAX BAND:

C - Runnymede Borough Council

VIEWINGS:

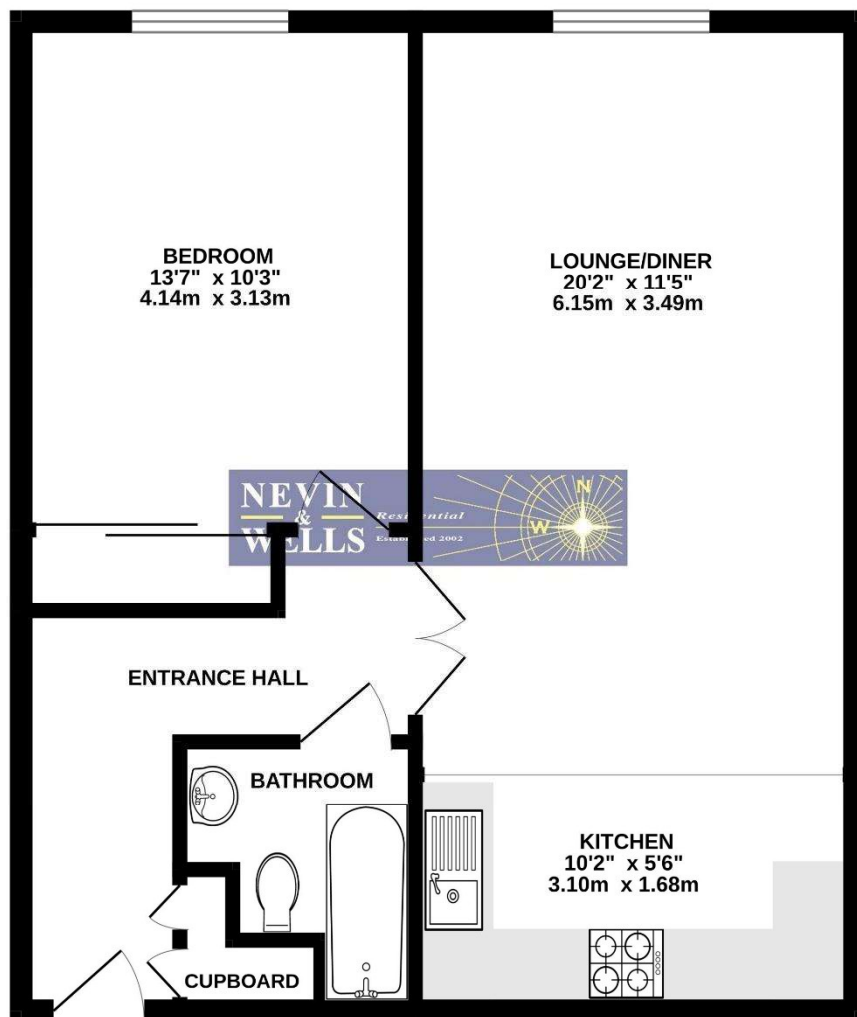
By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk



Manor Court, Thorpe Road, Staines Upon Thames, TW18 3HT

FLOORPLAN

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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

Flat 6 Manor Court Thorpe Road STAINES TW18 3HT		Energy rating C
Valid until 19 July 2030	Certificate number 0552-2810-6437-2020-3925	

Property type	Ground-floor flat
Total floor area	54 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 energy rating is C. It has the potential to be B.

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

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