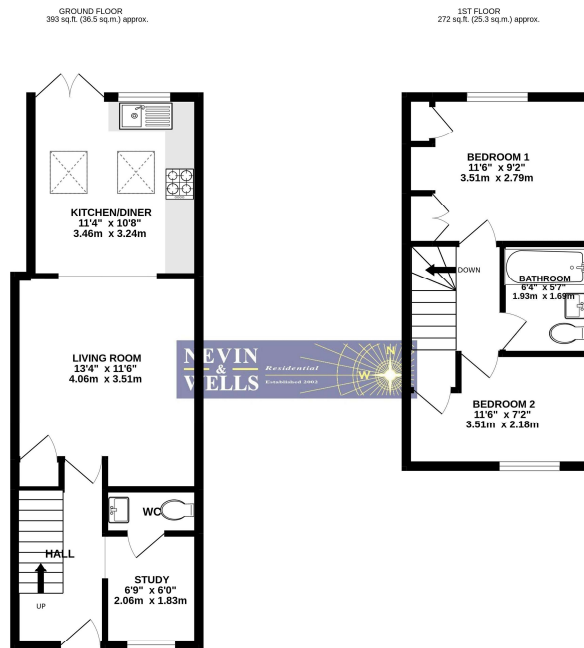


Located within a cul-de-sac twixt Staines/Chertsey is this well-presented and extended two bedroom modern terrace property. Accommodation comprises entrance hallway, downstairs W.C, study, living room, kitchen/dining room, two double bedrooms, first floor bathroom and own private rear garden. Further benefits include gas central heating, double glazing throughout. **NO ONWARD CHAIN.**

Alton Court, Staines upon Thames, Middlesex, TW18 3LH

FLOOR PLAN



TOTAL FLOOR AREA: 665 sq ft. (61.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of space, window, doors and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for guidance purposes only and should be used in conjunction with the prospectus. The layout, fixtures and appliances shown have not been tested and no guarantee is given regarding their operation or condition.

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

EPC

3 ALTON COURT STAINES-UPON-THAMES TW18 3LH		Energy rating C
Valid until 9 February 2031	Certificate number #300-0681-0722-7005-3293	
Property type	Mid-terrace house	
Total floor area	69 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 C. It has the potential to be B.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

COUNCIL TAX BAND:

C - Runnymede Borough Council