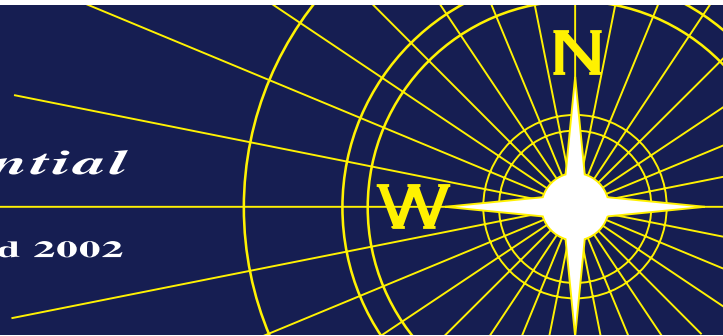


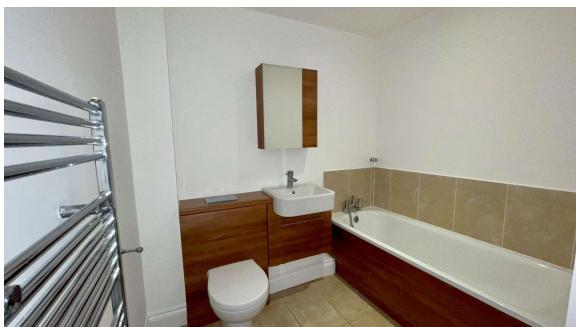
NEVIN & WELLS

Residential

Established 2002



Hooper Court, Gresham Road, Staines, TW18 2AU
OIEO £325,000 Leasehold (share of freehold)



A unique opportunity to purchase a two double bedroom ground floor gated apartment, located within a five minutes' walk of the station, High Street and River Thames. Ideal for first time buyers or those needing ground floor accommodation, other benefits include patio area, en-suite shower, fitted kitchen, parking and **NO ONWARD CHAIN**.

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Front door to:

- ENTRANCE HALL:** Video entry phone system and doors to all rooms.
- LOUNGE/DINER:** 5.79m x 3.48m (19' x 11'5) Radiator, double glazed French doors onto patio area and communal gardens. Open plan to:
- FITTED KITCHEN:** 2.62m x 2.38m (8'7 x 7'9) Modern range of eye and base level units with granite work surfaces, built in fridge/freezer, dishwasher, washing machine and built in oven with four ring gas hob and extractor over. Stainless steel sink unit with mixer tap, cupboard housing combination boiler and double glazed window to rear.
- BEDROOM ONE:** 3.95m x 3.33m (12'11 x 10'11) Built in over bed wardrobes, radiator. Double glazed window to rear and door to:
- EN-SUITE SHOWER ROOM:** Sink unit with mixer tap inset with low level W.C, radiator, fully tiled floors, extractor and large walk in shower with fully tiled walls.
- BEDROOM TWO:** 3.29m x 2.61m (10'9 x 8'7) Radiator and double glazed window to side.
- BATHROOM:** Panel enclosed bath with mixer tap and shower attachment, sink unit with mixer tap inset with low level W.C, heated towel rail, fully tiled floors, part tiled walls and extractor.

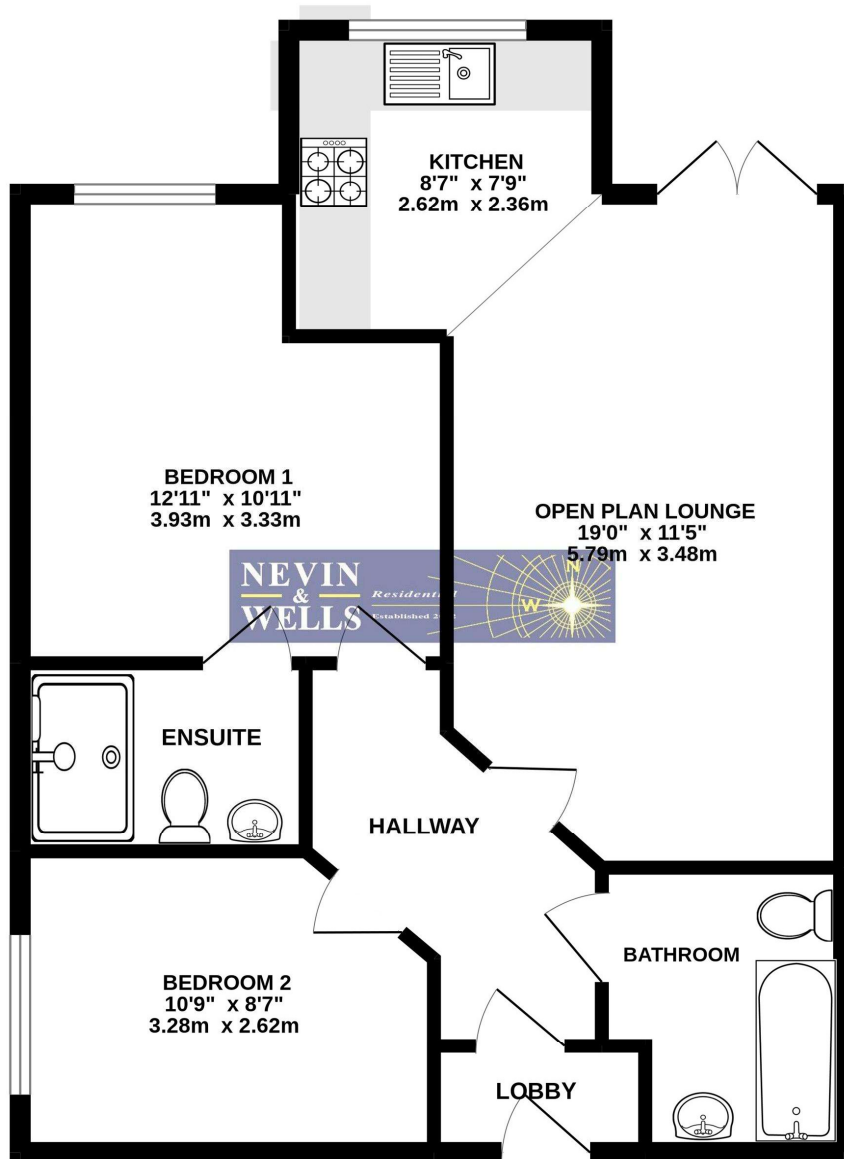
OUTSIDE

- COMMUNAL LAWNS:** Communal lawns to rear and patio area.
- PARKING:** One allocated space to rear approached via electric gates.
- SERVICE CHARGES:** £680 half yearly (awaiting written clarification)
- LEASE:** 99 years from 2007 (share of freehold)
We have been advised that the property will be sold with a 999 year lease and a share of the freehold (We await written clarification)
- VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

GROUND FLOOR



TOTAL FLOOR AREA : 646sq.ft. (60.0 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.
Made with Metropix ©2022

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

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EPC

Flat 1 Hooper Court Gresham Road STAINES TW18 2AU		Energy rating C
Valid until 7 April 2029	Certificate number 811-6424-9050-1518-7902	
Property type	Ground-floor flat	
Total floor area	61 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.