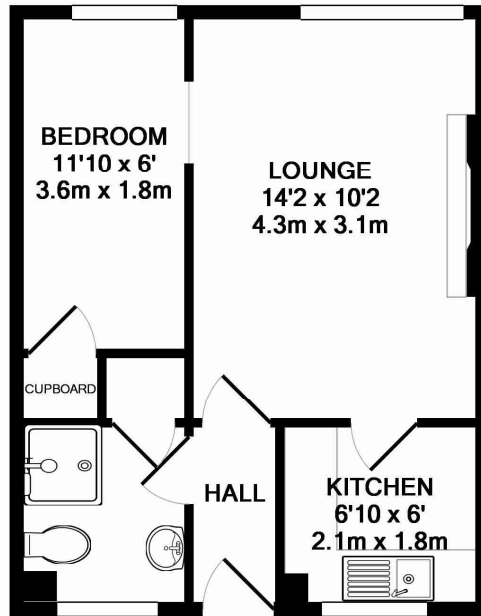


Well-presented one bedroom first floor apartment, situated within a five minute walk of mainline station and high street shops. Benefits include separate white gloss kitchen, modern shower room, bedroom with built in wardrobe, full double glazing, security entry, allocated parking. The River Thames and Staines Leisure Centre are also just a few minutes' walk away.

AVAILABLE NOW

Laleham Road, Staines upon Thames, Middlesex, TW18 2DZ

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 331 SQ.FT. (30.7 SQ.M.)

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

EPC

5 Amber Court Laleham Road STAINES-UPON-THAMES TW18 2DZ	Energy rating D
Valid until 4 August 2029	Certificate number 0550-4089-7268-6251-9910

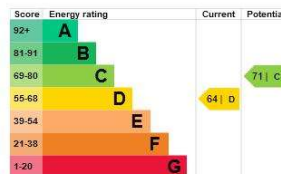
Property type	Mid-floor flat
Total floor area	31 square metres

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 efficiency rating for this property

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

COUNCIL TAX BAND:

B – Spelthorne Borough Council