



A very well presented first floor apartment, located in a no through road, situated within a short walk of Staines Upon Thames High Street, the River Thames and Two Rivers shopping complex. The accommodation comprises entrance hall, lounge, modern fitted kitchen, double bedroom and modern bathroom. This flat also offer gas central heating, double glazing and allocated parking.

**AVAILABLE UNFURNISHED NOW**

## Claremont Road, Staines upon Thames, Middlesex, TW18 3AS

Main door to:

### ENTRANCE

### HALLWAY:

Radiator, storage cupboard, fitted carpet and doors to all rooms.

### LOUNGE:

**4.40m x 4.25m (14'5" x 13'11")** Radiator, fitted carpet and front access double glazed windows and opening to:

### FITTED KITCHEN:

**1.95m x 1.95m (6'5" x 6'5")** Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, extractor fan, part tiled walls and vinyl flooring.

### DOUBLE BEDROOM:

**3.00m x 2.75m (9'10" x 9')** Radiator, fitted carpet and rear aspect double glazed window.

### BATHROOM:

White three piece suite comprising panel enclosed bath with electric power shower over, pedestal wash hand basin, low level W.C, part tiled walls, extractor fan, radiator and vinyl flooring.

### PARKING:

Allocated parking for one vehicle.

### LEASE:

156 year lease upon completion.

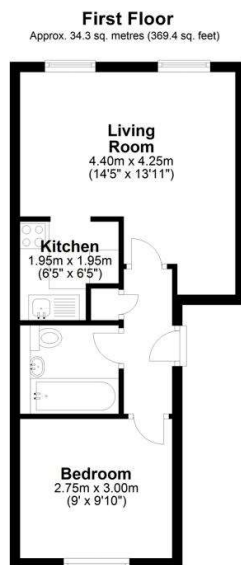
### GROUND RENT:

£50 per annum.

### SERVICE/ MAINTENANCE CHARGES:

£75 per calendar month

## FLOORPLAN



Total area: approx. 34.3 sq. metres (369.4 sq. feet)

## EPC

70 Claremont Road STAINES-UPON-THAMES TW18 3AS	Energy rating <b>C</b>	Valid until: 15 September 2031 Certificate number: 3419-5121-0000-0589-6296
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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