



Riverside Road, Staines, Middx, TW18 2LE

£340,000 Share of Freehold



A stunning and exceptionally spacious one bedroom river view apartment, situated 12 minutes walk from mainline station and High Street. There are breath taking views from the balcony and riverside lounge, Penton Hook lock is also a stone's throw away. Benefits include gloss cream fitted kitchen, modern bathroom, separate cloakroom, double glazing and gas central heating. Externally, there is a garage in block and neatly kept communal gardens. **NO CHAIN**

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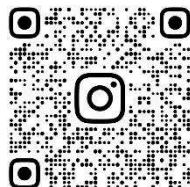
Communal front door with entry phone, stairs to second floor, own front door into:

- ENTRANCE HALL:** 4.11m x 1.01m (13'6 x 3'4) Wood block floor, cupboard housing gas combination boiler, double storage cupboard. Door into:
- W.C:** In white with low level W.C, storage shelf, tile effect vinyl floor, wash hand basin, extractor fan.
- KITCHEN:** 3.91m x 2.54m (12'10 x 8'4) Extensive range of cream base and eye level units, stone worktops, ceramic tiled floor, pull out larder unit, integrated dishwasher and washing machine, built in electric oven and microwave, four ring electric induction hob, soft close doors and drawers. One and half bowl stainless steel sink unit with chrome mixer tap and boiling water tap. Double glazed window with River View.
- LOUNGE/DINER:** 5.64m x 3.51m (18'6 x 11'6) Radiator, fitted shelving, wood block floor. Double glazed picture window offering panoramic river views. Double glazed sliding door onto:
- BALCONY:** 2.74m x 1.22m (9' x 4') Ceramic tiled floor and double glazed, balustrade. Stunning panoramic river views.
- BEDROOM:** 5.79m x 3.10m (19' x 10'2) Radiator, fitted shelving, double glazed sliding door onto balcony. Internal door into:
- EN-SUITE BATHROOM:** 2.59m x 1.68m (8'6 x 5'6) White suite comprising low level W.C, wash hand basin set into vanity unit, lit storage unit, radiator, panel bath with chrome mixer shower over and fitted glass shower screen, extractor fan.

OUTSIDE

- COMMUNAL GARDENS:** Neatly maintained gardens to front and rear.
- GARAGE:** Single garage in block plus visitors parking.
- LEASE:** 978 years unexpired, share of freehold.
- SERVICE CHARGE:** £1,900 PA including buildings insurance.
- COUNCIL TAX BAND:** D- Spelthorne Borough Council

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



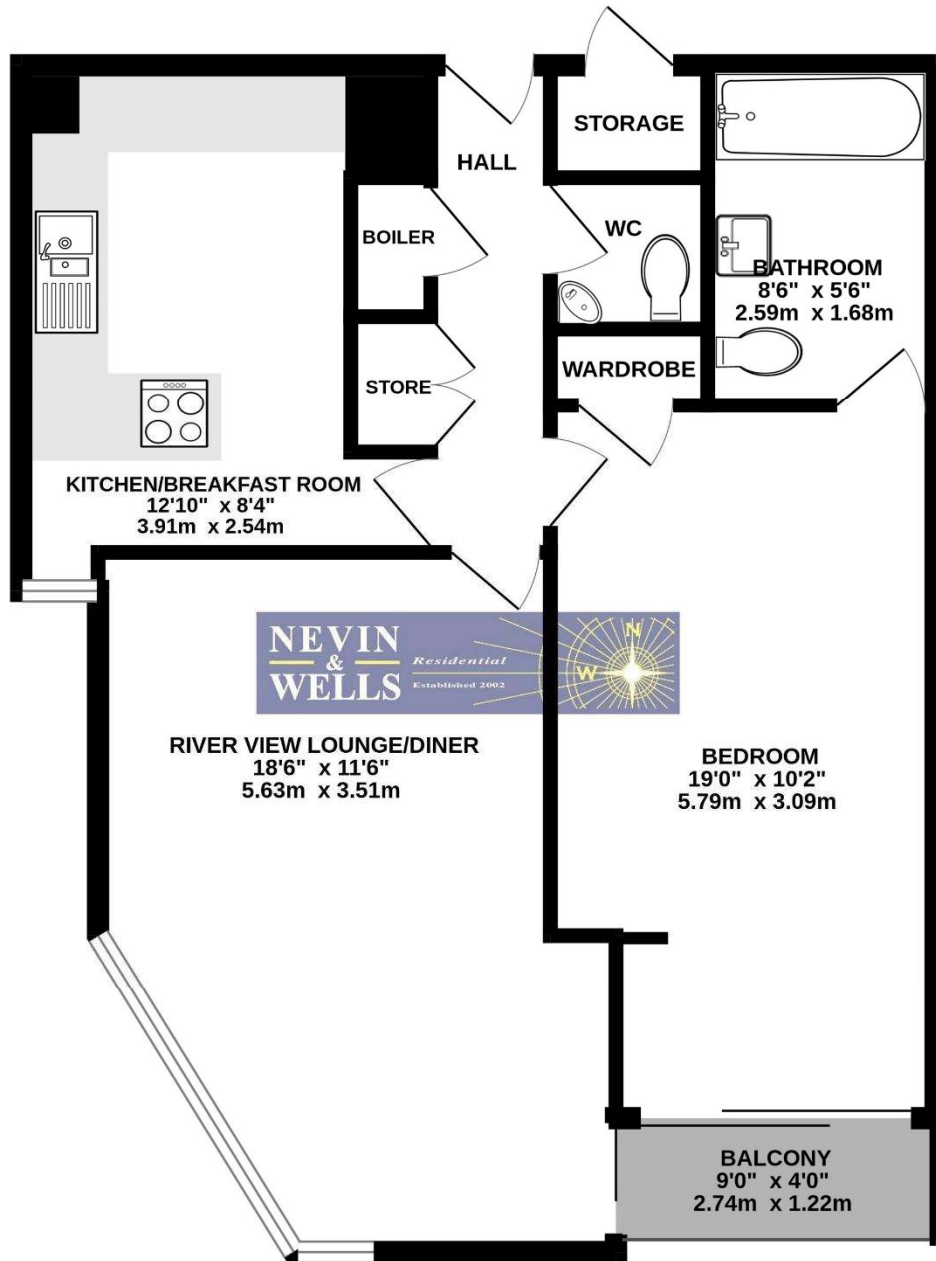
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FLOORPLAN

GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 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

8 Wythegate Riverside Road STAINES TW18 2LE	Energy rating D
Valid until 28 August 2024	Certificate number 8754-6428-6800-9031-8926

Property type	Mid-floor flat
Total floor area	61 square metres

Rules on letting this property

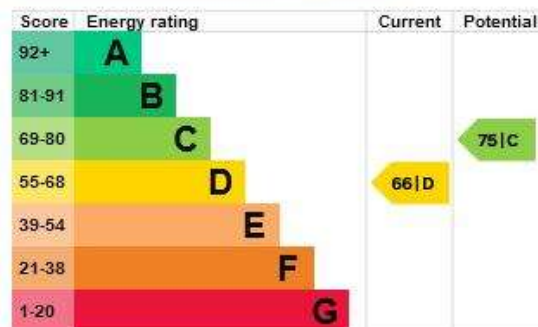
Properties can be let if they have an energy rating from A to E.

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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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